

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Enumclaw / 41

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 604

Range of Sale Dates: 1/2005 - 12/2007

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$91,500	\$156,700	\$248,200	\$278,600	89.1%	11.56%
<b>2008 Value</b>	\$102,200	\$172,300	\$274,500	\$278,600	98.5%	11.40%
<b>Change</b>	+\$10,700	+\$15,600	+\$26,300		+9.4%	-0.16%
<b>% Change</b>	+11.7%	+10.0%	+10.6%		+10.5%	-1.38%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.38% represent an improvement.

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

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2007 Value</b>	\$95,000	\$163,300	\$258,300
<b>2008 Value</b>	\$106,000	\$180,500	\$286,500
<b>Percent Change</b>	+11.6%	+10.5%	+10.9%

Number of one to three unit residences in the Population: 3209

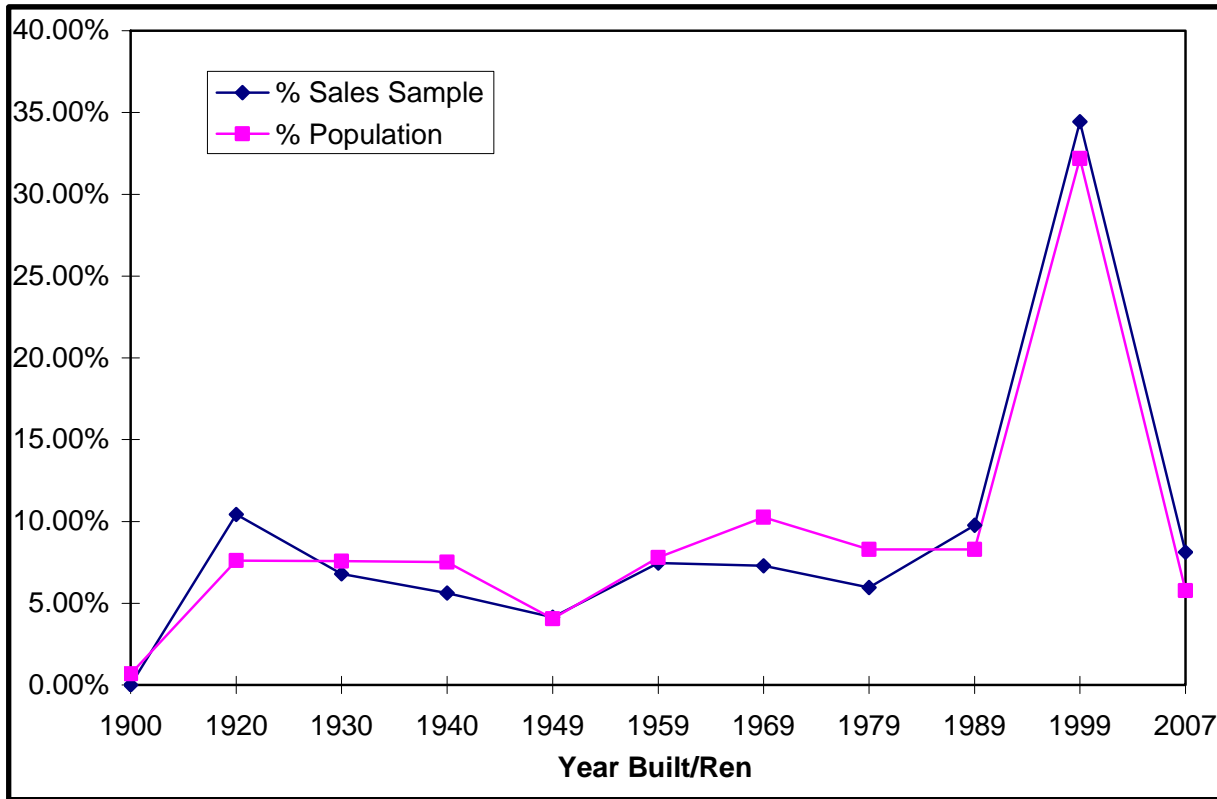
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in very good condition were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. A plat neighborhood named Elk Meadows, major 230970 shared a similar situation. Therefore these parcels will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving assessment level and equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2008 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	0	0.00%
1920	63	10.43%
1930	41	6.79%
1940	34	5.63%
1949	25	4.14%
1959	45	7.45%
1969	44	7.28%
1979	36	5.96%
1989	59	9.77%
1999	208	34.44%
2007	49	8.11%
	604	

Population		
Year Built/Ren	Frequency	% Population
1900	22	0.69%
1920	244	7.60%
1930	243	7.57%
1940	241	7.51%
1949	130	4.05%
1959	250	7.79%
1969	329	10.25%
1979	266	8.29%
1989	266	8.29%
1999	1033	32.19%
2007	185	5.77%
	3209	

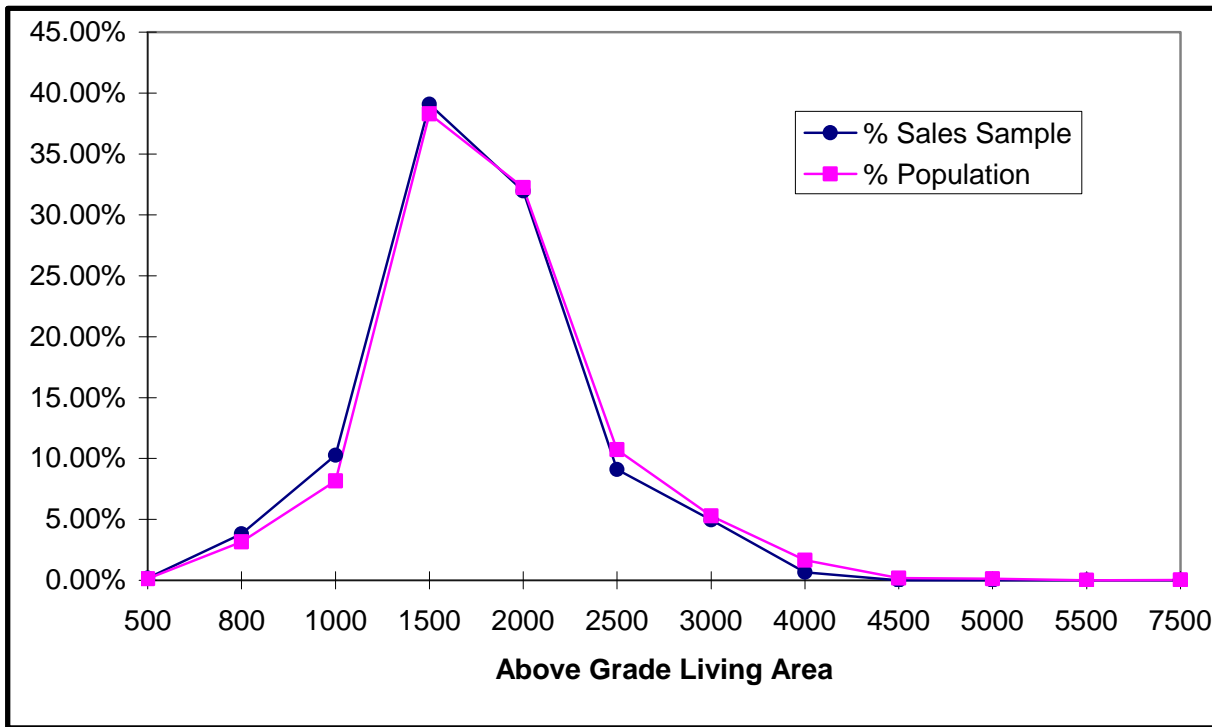


Sales sample frequency distribution follows the population distribution closely with regard to Year Built / Renovated. This distribution is adequate for both accurate analysis and appraisals.

**Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.17%
800	23	3.81%
1000	62	10.26%
1500	236	39.07%
2000	193	31.95%
2500	55	9.11%
3000	30	4.97%
4000	4	0.66%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	604	

<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.12%
800	101	3.15%
1000	262	8.16%
1500	1229	38.30%
2000	1035	32.25%
2500	344	10.72%
3000	170	5.30%
4000	53	1.65%
4500	6	0.19%
5000	4	0.12%
5500	0	0.00%
7500	1	0.03%
	3209	

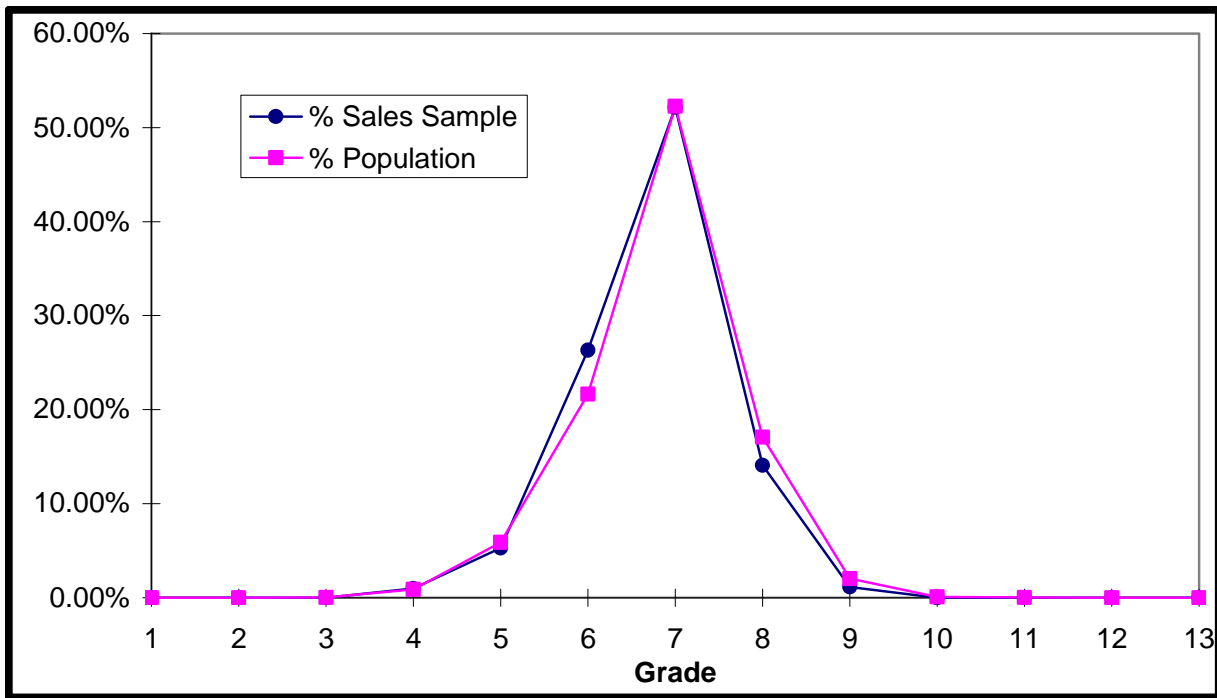


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

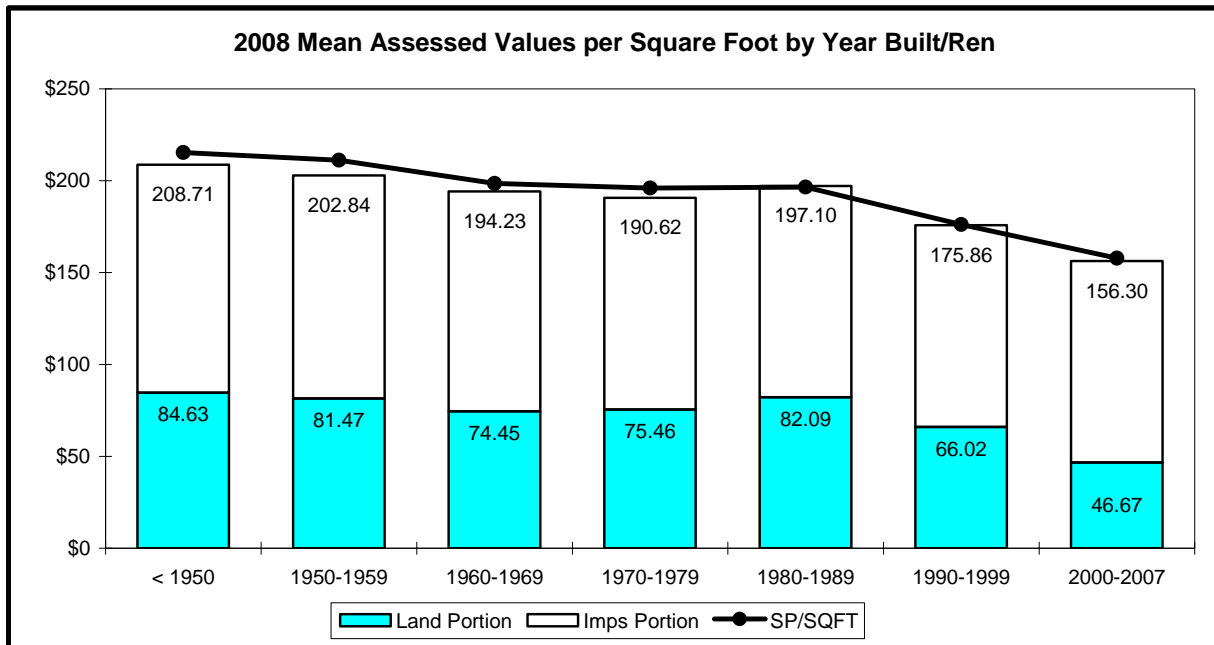
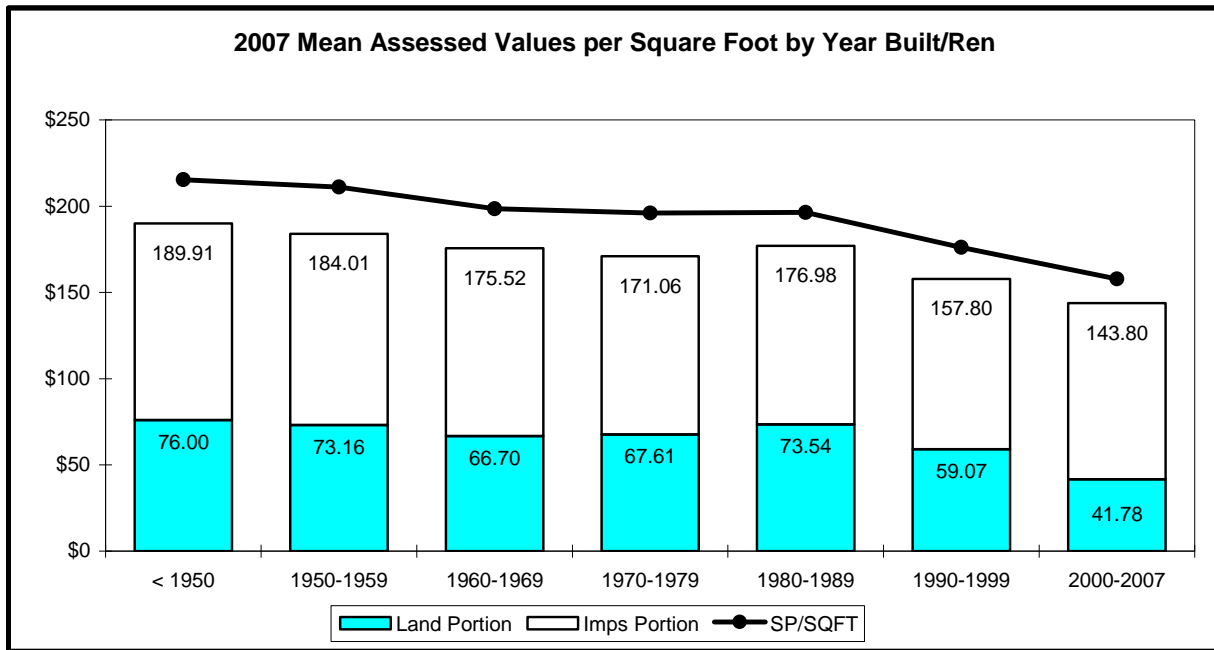
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.99%
5	32	5.30%
6	159	26.32%
7	315	52.15%
8	85	14.07%
9	7	1.16%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	604	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	29	0.90%
5	189	5.89%
6	695	21.66%
7	1677	52.26%
8	548	17.08%
9	66	2.06%
10	3	0.09%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3209	



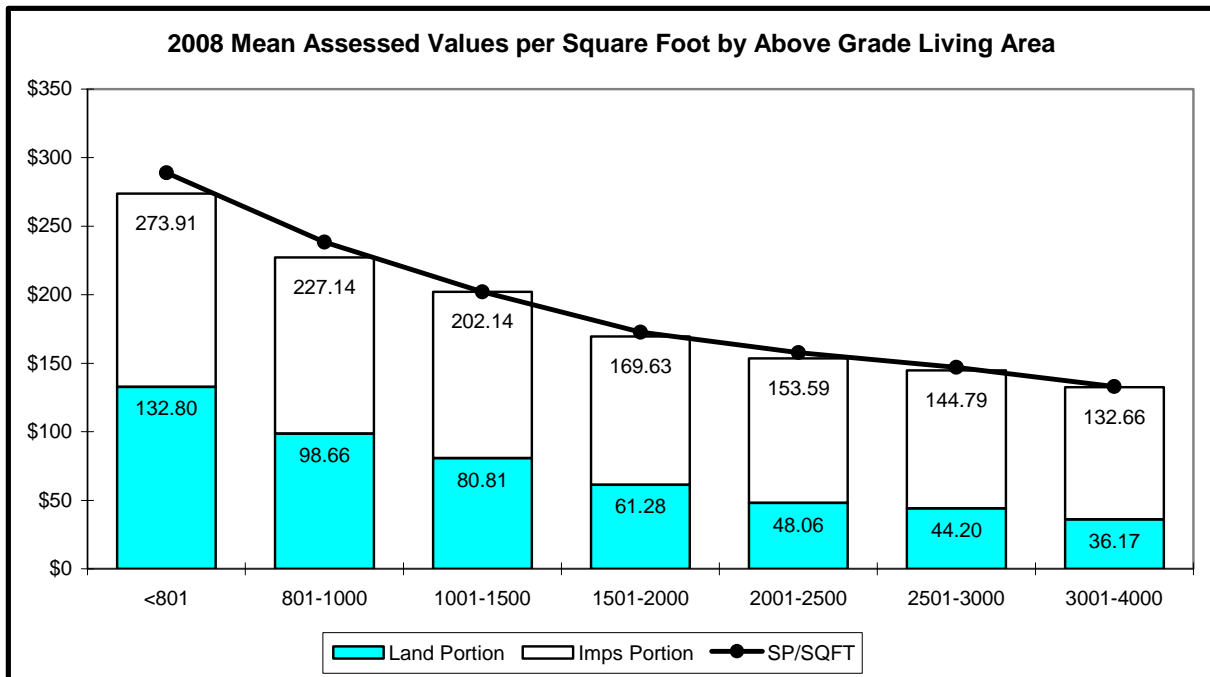
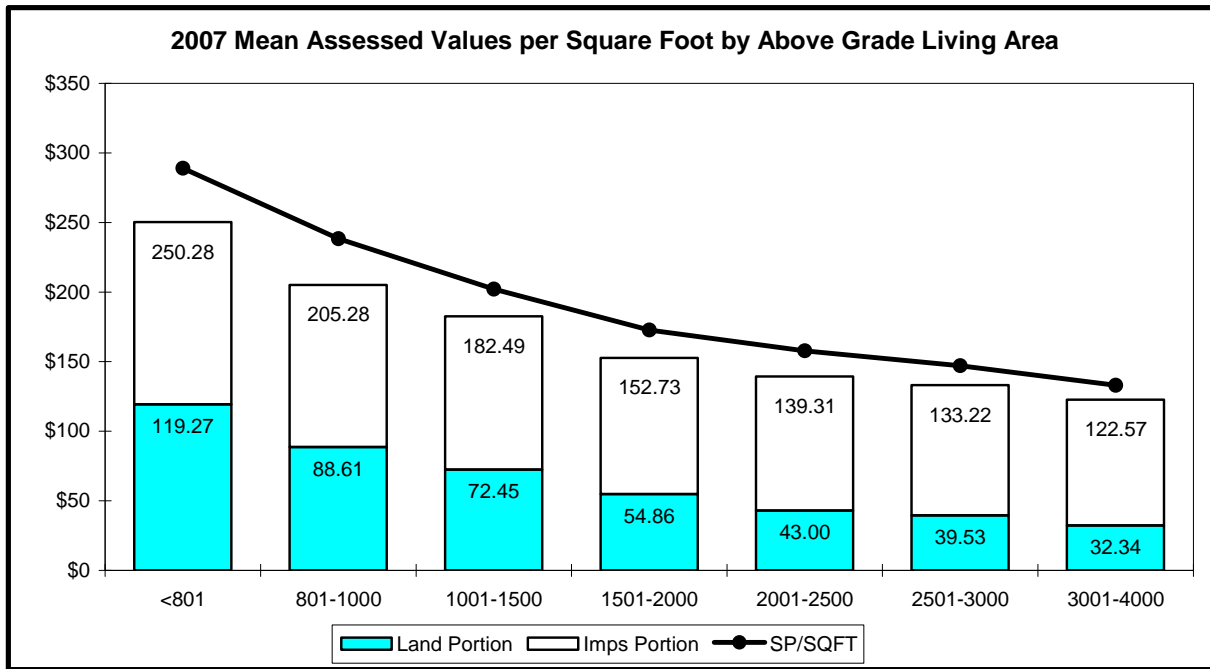
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



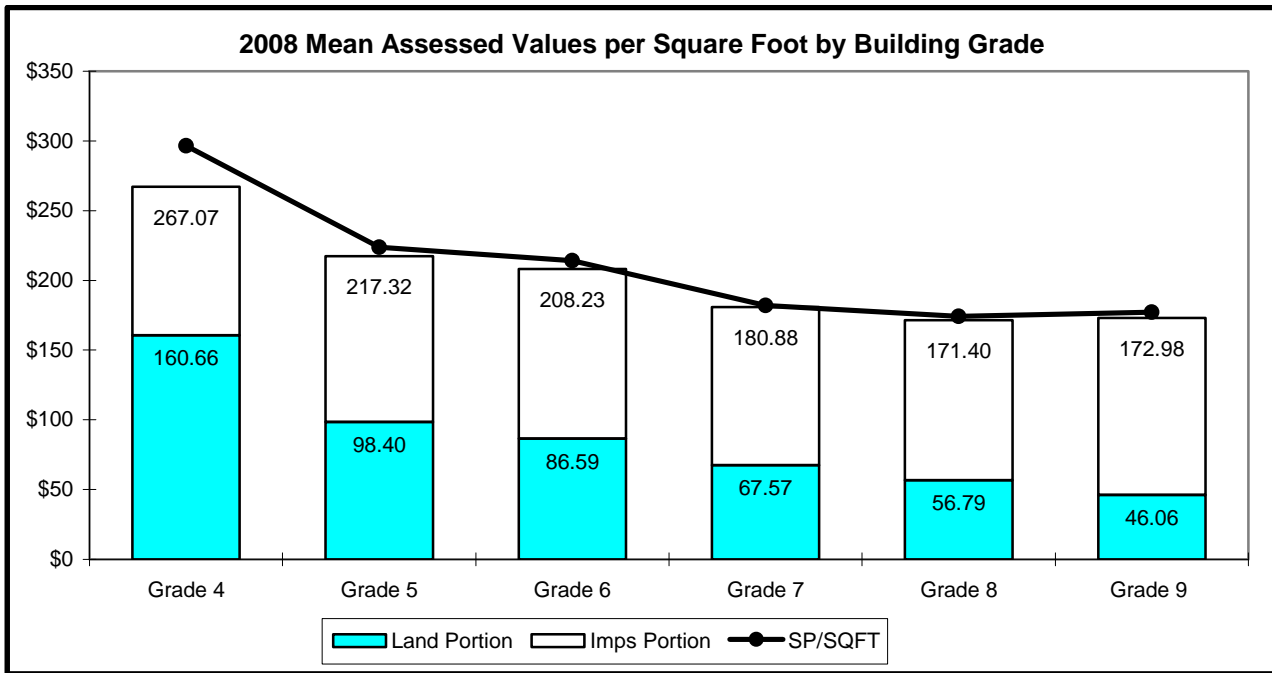
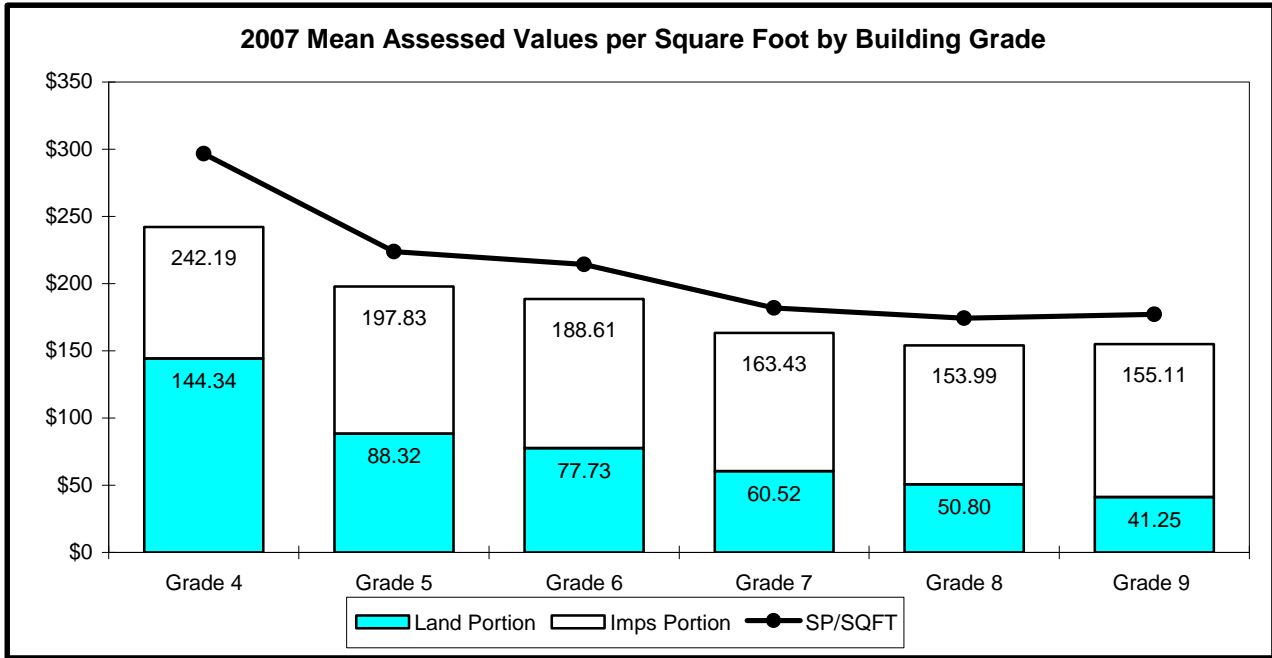
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



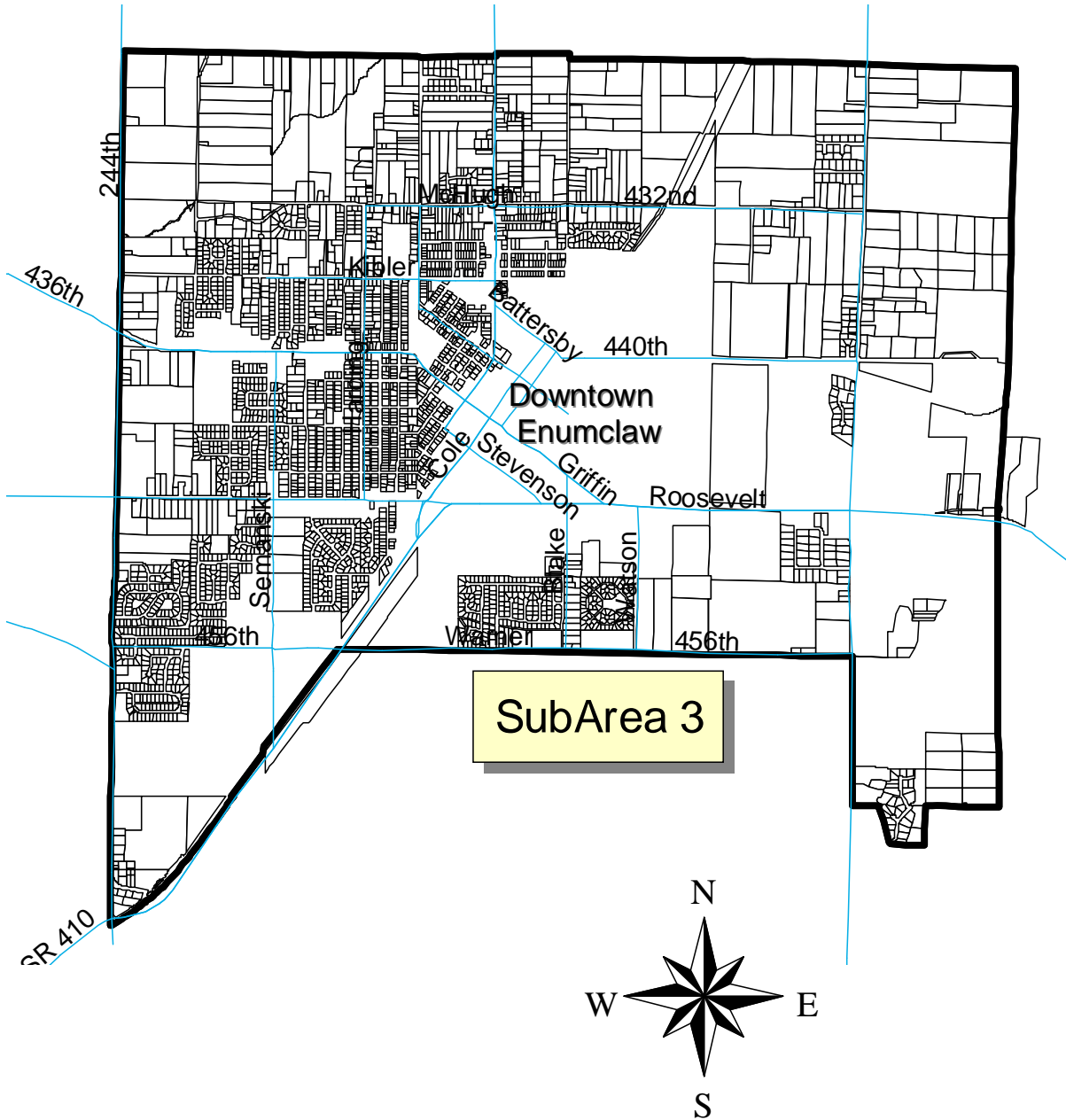
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



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

# Area 41





## **Annual Update Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: August 14, 2008***

### ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

### ***Data Utilized***

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### **Land Update**

Based on the 10 usable land sales available in the area, and their 2007 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 11.6% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.12, with the result rounded down to the next \$1,000.

### **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 604 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in very good condition were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. Parcels in Elk Meadows, major 230970 shared a similar situation, therefore these parcels will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value /.8956531+ 3.574781E-02\*VGdCond+6.149226E02\*Major230970

The resulting total value is rounded down to the next \$1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

### **Improved Parcel Update (continued)**

- Other:
- \* If multiple houses exist on a parcel, apply the total value formula based on the characteristics of the principal improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value \* 1.10).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, 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.

### **Mobile Home Update**

With only 4 mobile home sales, which was not enough to do a separate analysis, mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value \* 1.10, with results rounded down to the next \$1,000

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 41 Annual Update Model Adjustments

**2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

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

### Overall (if no other adjustments apply)

11.65%

<b>Very Good Condition</b>	<b>Yes</b>
% Adjustment	-4.29%

<b>Elk Meadows Major 230970</b>	<b>Yes</b>
% Adjustment	-7.17%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, parcels in very good condition would *approximately* receive a 7.36% net upward adjustment (11.65% - 4.29%). 336 parcels in the improved population would receive this adjustment. There were 73 sales.

Parcels in plat major 230970 would *approximately* receive a 4.48% net upward adjustment. (11.65 % - 7.17 %) There are 21 sales with 24 parcels in the population. All these parcels are in average condition.

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

88% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 41 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
230970	Elk Meadows	21	24	87%	NE-25-20-06	3	7	2006- thru 2007	Bongard Ave E & Watson St N.

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is **.985**

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	6	0.819	0.906	10.7%	0.819	0.993
5	32	0.893	0.982	10.0%	0.931	1.033
6	159	0.880	0.972	10.4%	0.953	0.990
7	315	0.899	0.993	10.4%	0.980	1.005
8	85	0.884	0.984	11.3%	0.961	1.007
9	7	0.879	0.980	11.5%	0.886	1.074
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1950	163	0.885	0.972	9.9%	0.952	0.993
1950-1959	45	0.873	0.962	10.3%	0.923	1.002
1960-1969	44	0.883	0.976	10.6%	0.948	1.005
1970-1979	36	0.870	0.969	11.4%	0.934	1.004
1980-1989	59	0.897	0.999	11.4%	0.967	1.030
1990-1999	208	0.894	0.997	11.5%	0.982	1.011
2000-2007	49	0.916	0.992	8.3%	0.972	1.012
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	366	0.892	0.989	10.9%	0.978	1.000
Good	165	0.877	0.977	11.4%	0.959	0.995
Very Good	73	0.917	0.983	7.2%	0.954	1.012
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	347	0.885	0.981	10.9%	0.968	0.995
1.5	70	0.897	0.988	10.1%	0.961	1.015
2	187	0.897	0.990	10.4%	0.978	1.003
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	24	0.871	0.953	9.5%	0.888	1.018
0801-1000	62	0.860	0.952	10.7%	0.919	0.985
1001-1500	236	0.904	1.002	10.8%	0.987	1.016
1501-2000	193	0.884	0.982	11.1%	0.967	0.998
2001-2500	55	0.884	0.974	10.2%	0.948	1.000
2501-3000	30	0.906	0.985	8.7%	0.959	1.012
3001-4000	4	0.922	0.998	8.2%	0.924	1.072

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is **.985**

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

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

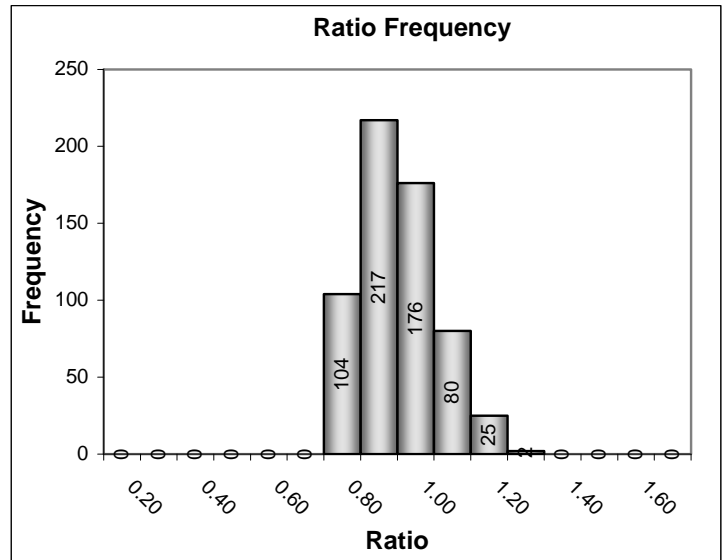
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	32	0.891	0.990	11.1%	0.944	1.035
N	572	0.891	0.985	10.6%	0.976	0.994
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	0	N/A	N/A	N/A	N/A	N/A
N	604	0.891	0.985	10.6%	0.976	0.994
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	604	0.891	0.985	10.6%	0.976	0.994
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
05001-08000	167	0.891	0.983	10.3%	0.965	1.001
03000-05000	44	0.914	0.983	7.6%	0.954	1.013
08001-12000	306	0.900	1.001	11.2%	0.988	1.013
12001-16000	35	0.851	0.945	11.0%	0.906	0.984
16001-20000	11	0.874	0.961	10.0%	0.871	1.051
20001-43559	26	0.863	0.951	10.2%	0.896	1.007
1 AC - 10AC	15	0.821	0.913	11.3%	0.842	0.984
Elk Meadows Major 230970	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	21	0.953	0.995	4.4%	0.969	1.021
N	583	0.888	0.985	10.9%	0.975	0.994

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> SE District / Team- 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 8/25/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 41 - Enumclaw	<b>Appr ID:</b> MTIA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	604
<i>Mean Assessed Value</i>	248,200
<i>Mean Sales Price</i>	278,600
<i>Standard Deviation AV</i>	52,730
<i>Standard Deviation SP</i>	64,009
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.900
<i>Median Ratio</i>	0.886
<i>Weighted Mean Ratio</i>	0.891
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.703
<i>Highest ratio:</i>	1.206
<i>Coefficient of Dispersion</i>	9.54%
<i>Standard Deviation</i>	0.104
<i>Coefficient of Variation</i>	11.56%
<i>Price Related Differential (PRD)</i>	1.010
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.876
<i>Upper limit</i>	0.903
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.892
<i>Upper limit</i>	0.908
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3209
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.104
<b>Recommended minimum:</b>	17
<i>Actual sample size:</i>	604
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	321
<i># ratios above mean:</i>	283
<i>z:</i>	1.546
<b>Conclusion:</b>	<b>Normal</b>
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 41

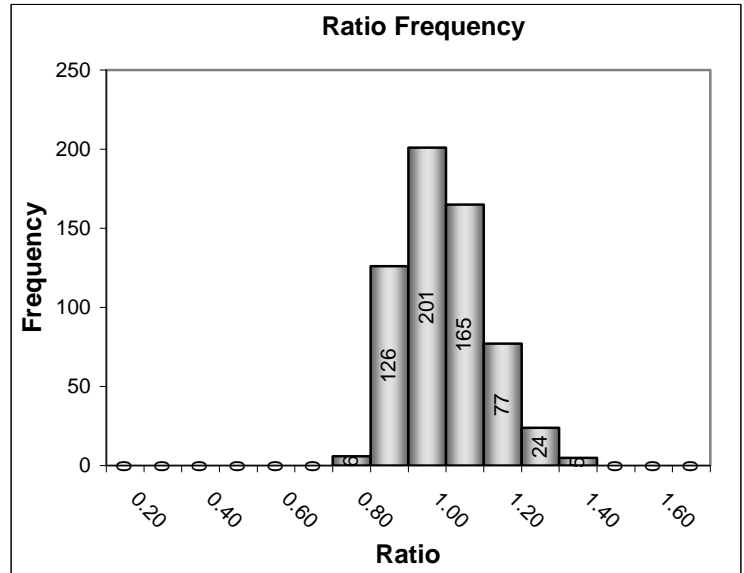


# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> SE District / Team- 3	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 8/14/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 41 - Enumclaw	<b>Appr ID:</b> MTIA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	604
<i>Mean Assessed Value</i>	274,500
<i>Mean Sales Price</i>	278,600
<i>Standard Deviation AV</i>	57,494
<i>Standard Deviation SP</i>	64,009
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.996
<i>Median Ratio</i>	0.981
<i>Weighted Mean Ratio</i>	0.985
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.783
<i>Highest ratio:</i>	1.344
<i>Coefficient of Dispersion</i>	9.37%
<i>Standard Deviation</i>	0.114
<i>Coefficient of Variation</i>	11.40%
<i>Price Related Differential (PRD)</i>	1.010
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.967
<i>Upper limit</i>	0.997
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.987
<i>Upper limit</i>	1.005
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3209
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.114
<b>Recommended minimum:</b>	21
<i>Actual sample size:</i>	604
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	324
<i># ratios above mean:</i>	280
<i>z:</i>	1.790
<b>Conclusion:</b>	<b>Normal</b>
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 41

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

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

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

### ***Residential Building Grades***

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

**Improved Sales Used in this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132006	9249	07/05	\$215,000	470	0	4	1924	5	63737	Y	N	42918 268TH AVE SE
003	242006	9272	06/05	\$215,000	680	0	4	1951	4	29330	N	N	1905 LOWELL AVE
003	132006	9078	08/06	\$263,000	720	0	4	1924	3	105850	Y	N	42520 264TH AVE SE
003	559590	0125	08/05	\$168,500	740	0	4	1908	4	7658	N	N	1530 LAFROMBOISE ST
003	371780	0060	07/05	\$181,350	830	0	4	1916	4	6000	N	N	2024 JAMES ST
003	771010	0150	10/05	\$220,000	1130	0	4	1948	4	9142	N	N	1868 PIONEER ST
003	559590	0175	05/07	\$210,000	550	0	5	1920	5	5751	N	N	1505 LAFROMBOISE ST
003	370190	0005	03/06	\$179,950	600	0	5	1935	3	5650	N	N	1259 PIONEER ST
003	232006	9151	03/05	\$175,000	690	0	5	1948	5	6456	N	N	1329 PIONEER ST
003	242006	9187	11/06	\$192,000	710	0	5	1910	5	4560	N	N	1524 SORENSON AVE
003	559590	0325	09/06	\$214,000	720	0	5	1926	4	5472	N	N	1460 LAFROMBOISE ST
003	016700	0040	04/05	\$200,000	760	0	5	1921	5	6280	N	N	1773 PIONEER ST
003	559590	0210	12/07	\$200,000	800	0	5	1918	5	5280	N	N	2016 INITIAL AVE
003	601850	0150	07/07	\$210,000	820	170	5	1927	3	6725	N	N	2035 NIELSEN AVE
003	019270	0030	05/06	\$259,950	830	0	5	1918	4	15611	N	N	2328 ALPINE PL
003	601850	0015	04/05	\$196,000	890	0	5	1997	3	6430	N	N	1059 LAFROMBOISE ST
003	570650	0310	01/05	\$174,950	900	0	5	1930	5	4467	N	N	3021 DIVISION ST
003	132006	9055	10/06	\$160,000	900	0	5	1925	4	10152	N	N	3335 PORTER ST
003	232006	9090	10/06	\$249,000	910	0	5	1926	5	9900	N	N	1614 FLORENCE ST
003	089800	0185	09/05	\$202,000	910	0	5	1940	4	3859	N	N	1246 PIONEER ST
003	242006	9323	04/05	\$189,950	910	0	5	1929	4	9735	N	N	1422 MCHUGH AVE
003	242006	9180	03/05	\$193,000	940	0	5	1914	3	5600	N	N	1543 SORENSON AVE
003	242006	9333	05/07	\$235,000	960	0	5	1931	3	9735	N	N	1432 MCHUGH AVE
003	242006	9142	01/07	\$227,500	960	0	5	1914	4	7500	N	N	1329 PORTER ST
003	719580	0021	10/06	\$155,000	990	0	5	1919	4	5000	N	N	1325 JEFFERSON AVE
003	802920	0340	07/06	\$228,450	1010	0	5	1918	3	7198	N	N	1842 LAFROMBOISE ST
003	601850	0240	11/07	\$235,000	1020	0	5	1928	5	6450	N	N	1105 PIONEER ST
003	561510	0280	04/06	\$212,500	1090	0	5	1940	5	6000	N	N	1434 CHINOOK AVE
003	981470	0100	06/07	\$189,000	1090	0	5	1920	3	6000	N	N	1929 JAMES ST
003	771010	0070	06/05	\$213,000	1110	0	5	1917	4	8500	N	N	1910 HARDING ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132006	9118	06/07	\$292,000	1130	0	5	1940	4	88862	N	N	26444 SE 427TH ST
003	232006	9076	12/07	\$299,800	1210	0	5	1948	4	8660	N	N	2416 MCHUGH AVE
003	132006	9036	01/05	\$207,000	1210	0	5	1955	3	109801	N	N	26302 SE 429TH ST
003	188250	0055	04/05	\$127,500	1230	0	5	1924	3	5711	N	N	403 RAINIER AVE
003	771010	0182	03/05	\$219,950	1280	0	5	1915	5	10175	N	N	1747 HARDING ST
003	242006	9128	05/05	\$235,000	1320	0	5	1910	3	21311	N	N	2037 FELL ST
003	232006	9283	04/05	\$189,000	1670	0	5	1927	3	15580	Y	N	43428 244TH AVE SE
003	232006	9089	05/07	\$320,000	1820	0	5	1930	4	20108	N	N	1566 FLORENCE ST
003	142006	9064	03/07	\$235,500	660	0	6	1957	4	9583	Y	N	42830 248TH AVE SE
003	771010	0194	02/07	\$230,950	730	180	6	1941	4	6157	N	N	2227 GRIFFIN AVE
003	242006	9242	09/07	\$165,000	740	0	6	1920	5	3434	N	N	2048 FELL ST
003	232006	9158	07/06	\$225,000	760	0	6	1947	3	8156	N	N	3212 DIVISION ST
003	242006	9041	04/05	\$182,000	760	0	6	1914	4	11821	N	N	1702 GRIFFIN AVE
003	232006	9180	01/06	\$175,000	760	0	6	1924	5	15184	N	N	1234 DIVISION ST
003	771010	0183	07/05	\$195,000	770	0	6	1915	5	6909	N	N	1765 HARDING ST
003	601850	0100	04/05	\$154,600	770	0	6	1947	4	6167	N	N	1115 LAFROMBOISE ST
003	262006	9057	11/06	\$243,994	790	0	6	1938	5	6720	N	N	919 MYRTINE ST
003	570650	0595	10/06	\$224,950	790	0	6	1937	4	6400	N	N	1965 KIBLER AVE
003	132006	9092	12/05	\$227,900	790	0	6	1942	4	13500	N	N	42714 266TH AVE SE
003	570650	0050	04/06	\$243,000	800	120	6	1940	4	5990	N	N	3025 FREDRICKSON ST
003	242006	9165	12/05	\$199,950	800	0	6	1940	4	3751	N	N	2007 FELL ST
003	191730	0005	06/05	\$168,000	830	0	6	1920	5	6000	N	N	1203 DAVIS AVE
003	570650	0245	08/06	\$240,000	840	0	6	1940	5	6400	N	N	1956 LOWELL AVE
003	232006	9166	05/05	\$182,000	840	0	6	1948	4	6795	N	N	1318 LAFROMBOISE ST
003	800610	0315	01/05	\$179,950	840	0	6	1918	4	6000	N	N	1133 WELLS ST
003	570650	0045	12/06	\$235,000	860	0	6	1937	3	6500	N	N	3015 FREDRICKSON ST
003	191730	0025	06/05	\$208,000	860	0	6	1945	3	6000	N	N	1227 DAVIS AVE
003	232006	9182	12/07	\$218,000	870	0	6	1951	3	7740	N	N	2325 KIBLER AVE
003	132006	9155	03/07	\$247,000	870	0	6	1952	5	10485	N	N	26417 SE 427TH ST
003	232006	9182	04/05	\$180,950	870	0	6	1951	3	7740	N	N	2325 KIBLER AVE
003	132006	9155	10/05	\$189,000	870	0	6	1952	5	10485	N	N	26417 SE 427TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	262006	9077	03/05	\$176,000	880	0	6	1940	4	7648	N	N	649 MYRTINE ST
003	570650	0690	04/07	\$235,900	890	0	6	1924	3	6400	N	N	1724 WILSON AVE
003	232006	9249	03/07	\$244,000	910	0	6	1913	3	8978	N	N	3224 DIVISION ST
003	242006	9418	08/07	\$235,000	910	0	6	1936	3	5600	N	N	1433 MERRITT AVE
003	242006	9420	05/06	\$237,000	910	0	6	1947	3	6272	N	N	1465 MERRITT AVE
003	242006	9418	09/05	\$177,500	910	0	6	1936	3	5600	N	N	1433 MERRITT AVE
003	232006	9249	06/06	\$150,000	910	0	6	1913	3	8978	N	N	3224 DIVISION ST
003	191730	0340	10/06	\$239,990	920	0	6	1996	3	5374	N	N	1402 DAVIS AVE
003	800610	0295	02/07	\$238,121	920	0	6	1991	3	7000	N	N	1101 WELLS ST
003	800610	0436	08/07	\$239,000	920	0	6	1918	4	6370	N	N	1158 PORTER ST
003	191730	0340	10/05	\$203,000	920	0	6	1996	3	5374	N	N	1402 DAVIS AVE
003	132006	9200	03/07	\$269,000	920	0	6	1979	4	28643	Y	N	43110 268TH AVE SE
003	800610	0295	08/05	\$203,800	920	0	6	1991	3	7000	N	N	1101 WELLS ST
003	242006	9229	05/07	\$224,000	940	0	6	1908	3	4750	N	N	1643 WASHINGTON AVE
003	191730	0045	11/06	\$240,000	940	0	6	1918	4	6532	N	N	1257 DAVIS AVE
003	560200	0035	03/07	\$247,000	950	0	6	1949	3	10212	N	N	1524 PIONEER ST
003	543780	0250	01/06	\$229,950	960	0	6	1972	4	10353	N	N	2407 A CT
003	543782	0340	04/06	\$218,000	960	0	6	1981	3	8132	N	N	422 HARMONY LN
003	242006	9202	12/07	\$230,000	960	0	6	1914	3	7879	N	N	1714 GRIFFIN AVE
003	543782	0290	03/05	\$181,000	960	0	6	1981	3	8132	N	N	506 HARMONY LN
003	242006	9343	07/07	\$242,000	980	0	6	1927	4	5000	N	N	2137 WELLS ST
003	771010	0181	11/05	\$212,000	980	0	6	1920	4	3859	N	N	1731 HARDING ST
003	560200	0030	04/07	\$264,400	990	0	6	1949	3	10212	N	N	1540 PIONEER ST
003	132006	9141	04/06	\$194,567	990	0	6	1949	4	10650	N	N	42712 264TH AVE SE
003	242006	9192	05/07	\$225,000	990	200	6	1920	4	7500	N	N	1220 WELLS ST
003	561510	0290	05/07	\$233,500	1000	0	6	1959	4	6000	N	N	1428 CHINOOK AVE
003	132006	9246	04/06	\$220,000	1000	0	6	1991	3	8512	N	N	3404 MCHUGH PL
003	232006	9165	05/05	\$189,950	1000	0	6	1949	4	6795	N	N	1338 LAFROMBOISE ST
003	191730	0095	08/07	\$240,000	1010	0	6	1924	4	6000	N	N	1331 DAVIS AVE
003	242006	9193	01/07	\$249,950	1010	0	6	1918	3	5000	N	N	1715 WASHINGTON AVE
003	757550	0140	06/06	\$227,500	1010	0	6	1991	3	8400	N	N	314 JOHNSON ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	757550	0090	10/05	\$225,000	1010	0	6	1990	3	9934	N	N	405 JOHNSON ST
003	232006	9379	10/05	\$217,500	1010	0	6	1995	3	7060	N	N	3100 DIVISION ST
003	242006	9193	11/05	\$220,000	1010	0	6	1918	3	5000	N	N	1715 WASHINGTON AVE
003	261700	0020	05/05	\$205,000	1010	0	6	1973	4	9892	N	N	43918 283RD PL SE
003	543782	0240	07/07	\$245,000	1020	0	6	1983	3	8662	N	N	2457 SCANDIA CT
003	132006	9126	01/07	\$240,000	1020	0	6	1947	4	24723	N	N	42616 264TH AVE SE
003	232006	9123	08/05	\$212,000	1020	0	6	1942	4	6983	N	N	3104 DIVISION ST
003	782370	0020	11/06	\$266,000	1040	0	6	1918	4	8750	N	N	1722 FRANKLIN ST
003	192007	9122	07/05	\$200,000	1040	0	6	1985	3	13334	Y	N	1251 ALPINE PL
003	034940	0270	09/06	\$200,000	1040	0	6	1981	4	7238	N	N	816 NATALIE PL
003	809160	0200	12/06	\$251,995	1060	0	6	1987	3	9087	N	N	2980 SUN MOUNTAIN DR
003	089902	0110	12/06	\$245,000	1060	0	6	1984	3	8834	N	N	2739 MAY CT
003	034940	0220	02/06	\$239,000	1060	0	6	1981	3	7269	N	N	732 NATALIE PL
003	034940	0200	12/06	\$249,900	1060	0	6	1981	4	8792	N	N	634 NATALIE PL
003	809160	0230	06/07	\$240,000	1060	0	6	1987	3	9386	N	N	2970 SUN MOUNTAIN DR
003	601850	0145	07/06	\$234,800	1060	0	6	1927	4	6725	N	N	2025 NIELSEN AVE
003	089902	0140	06/06	\$222,500	1060	0	6	1984	3	8487	N	N	2738 MAY CT
003	089902	0150	01/07	\$213,000	1060	0	6	1984	3	8465	N	N	2762 MAY CT
003	809160	0200	10/05	\$200,000	1060	0	6	1987	3	9087	N	N	2980 SUN MOUNTAIN DR
003	809160	0120	02/05	\$192,950	1060	0	6	1987	3	8426	N	N	2881 SUN MOUNTAIN DR
003	034940	0160	03/05	\$199,000	1060	0	6	1981	4	7883	N	N	633 NATALIE PL
003	089902	0180	09/07	\$180,000	1060	0	6	1984	3	8430	Y	N	2761 ELMONT AVE
003	800510	0005	11/06	\$256,000	1070	0	6	1911	3	6230	N	N	1806 RAILROAD ST
003	719580	0026	11/06	\$236,900	1075	0	6	1999	3	5000	N	N	2027 JENSEN ST
003	719580	0026	06/06	\$195,000	1075	0	6	1999	3	5000	N	N	2027 JENSEN ST
003	232006	9058	02/05	\$200,000	1079	0	6	1923	5	5184	N	N	1244 DIVISION ST
003	543782	0330	12/06	\$237,000	1080	0	6	1981	3	8150	N	N	2456 D CT
003	132006	9088	10/05	\$202,000	1080	0	6	1989	3	8400	Y	N	3331 HANSON ST
003	800510	0215	03/06	\$251,400	1090	300	6	1940	3	4500	N	N	1821 PORTER ST
003	242006	9514	07/06	\$264,950	1090	0	6	1964	5	10780	N	N	3143 DIVISION ST
003	866100	0150	01/07	\$305,000	1090	0	6	1949	5	15190	N	N	1744 LORAIN ST

**Improved Sales Used in this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	242006	9358	05/05	\$209,500	1090	0	6	1938	3	6200	N	N	2040 COLE ST
003	242006	9265	12/07	\$256,150	1090	0	6	1915	4	8900	N	N	3141 PORTER ST
003	757550	0020	11/05	\$225,000	1090	0	6	1990	3	8410	N	N	2254 SCANDIA AVE
003	089902	0050	01/07	\$250,000	1100	0	6	1986	3	10027	N	N	2722 GREEN RIVER CT
003	809160	0040	07/06	\$240,000	1100	0	6	1987	3	8400	N	N	2960 INITIAL AVE
003	771010	0082	02/06	\$226,500	1100	0	6	1987	3	8500	N	N	1936 HARDING ST
003	809160	0320	08/06	\$253,450	1120	0	6	1986	3	8666	N	N	2853 SUN MOUNTAIN DR
003	076400	0140	11/06	\$255,950	1120	0	6	1947	5	7200	N	N	1031 FLORENCE ST
003	809160	0350	07/06	\$239,700	1120	0	6	1986	3	9656	N	N	2893 SUN MOUNTAIN DR
003	771010	0131	11/05	\$244,000	1120	0	6	1953	4	8792	N	N	1922 PIONEER ST
003	809160	0130	10/05	\$225,000	1120	0	6	1987	3	8434	N	N	2891 SUN MOUNTAIN DR
003	800510	0420	09/07	\$215,000	1120	0	6	1908	4	5800	N	N	1836 FRANKLIN ST
003	191730	0250	03/07	\$235,000	1120	0	6	1919	5	5330	N	N	1516 DAVIS AVE
003	191730	0250	11/05	\$220,000	1120	0	6	1919	5	5330	N	N	1516 DAVIS AVE
003	089800	0235	09/06	\$240,000	1130	0	6	1967	3	6670	N	N	2234 ELMONT AVE
003	089800	0235	10/05	\$209,000	1130	0	6	1967	3	6670	N	N	2234 ELMONT AVE
003	232006	9236	07/05	\$203,000	1140	0	6	1958	3	6966	N	N	2335 KIBLER AVE
003	132006	9094	01/07	\$289,000	1150	0	6	1941	5	13500	N	N	42702 266TH AVE SE
003	232006	9168	06/05	\$225,950	1150	0	6	1953	4	6708	N	N	1315 PIONEER ST
003	771010	0039	03/06	\$230,000	1170	0	6	1995	3	8585	N	N	1816 HARDING ST
003	191730	0105	08/06	\$230,000	1170	0	6	1918	5	9000	N	N	1343 DAVIS AVE
003	242006	9246	08/05	\$230,000	1180	0	6	1932	5	20278	N	N	1938 MCHUGH AVE
003	570650	0855	02/07	\$279,950	1190	0	6	1930	5	5400	N	N	1634 WILSON AVE
003	191730	0345	06/06	\$216,300	1190	0	6	1928	4	5370	N	N	1410 DAVIS AVE
003	570650	0855	07/05	\$230,000	1190	0	6	1930	5	5400	N	N	1634 WILSON AVE
003	370190	0025	03/06	\$226,950	1200	0	6	1938	5	6450	N	N	1233 PIONEER ST
003	242006	9056	12/06	\$269,950	1210	0	6	1917	4	5825	N	N	1350 PORTER ST
003	242006	9056	09/05	\$241,300	1210	0	6	1917	4	5825	N	N	1350 PORTER ST
003	559590	0235	02/07	\$248,000	1240	0	6	1958	4	7670	N	N	1444 DIVISION ST
003	232006	9206	04/07	\$285,000	1250	0	6	1939	5	8276	N	N	1923 PIONEER ST
003	232006	9206	08/06	\$265,000	1250	0	6	1939	5	8276	N	N	1923 PIONEER ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	716470	0050	07/06	\$247,450	1250	0	6	1987	3	10400	N	N	1556 SEMANSKI ST
003	262006	9055	06/05	\$220,000	1250	0	6	1939	5	11200	N	N	910 MYRTINE ST
003	242006	9145	09/07	\$255,000	1270	0	6	1912	4	5000	N	N	1207 PORTER ST
003	771010	0031	10/05	\$229,950	1270	0	6	1925	4	5065	N	N	2315 GRIFFIN AVE
003	242006	9145	08/05	\$219,000	1270	0	6	1912	4	5000	N	N	1207 PORTER ST
003	242006	9140	10/05	\$263,900	1280	0	6	1908	5	6000	N	N	1349 PORTER ST
003	802920	0070	06/07	\$299,500	1290	0	6	1927	4	7198	N	N	1761 LAFROMBOISE ST
003	242006	9327	03/05	\$222,500	1290	0	6	1909	4	12320	N	N	255 RAINIER AVE
003	242006	9052	10/07	\$252,000	1300	0	6	1903	5	6146	N	N	1233 MARION ST
003	601850	0195	09/06	\$210,000	1300	0	6	1940	4	5535	N	N	1114 LAFROMBOISE ST
003	019270	0140	02/05	\$245,000	1310	0	6	1917	5	17998	N	N	1344 ALPINE PL
003	089800	0315	11/06	\$232,000	1320	0	6	1972	3	7729	N	N	1173 HARDING ST
003	085300	0261	11/05	\$241,750	1330	0	6	1905	5	5412	N	N	1529 GRIFFIN AVE
003	242006	9219	05/05	\$240,500	1330	0	6	1928	4	4857	N	N	1627 WASHINGTON AVE
003	809160	0360	05/07	\$250,000	1350	0	6	1988	3	9745	N	N	2892 SUN MOUNTAIN DR
003	809160	0100	03/06	\$232,500	1350	0	6	1987	3	9226	N	N	2851 SUN MOUNTAIN DR
003	370190	0015	06/06	\$260,000	1370	0	6	1931	5	5676	N	N	1253 PIONEER ST
003	809160	0110	06/07	\$262,000	1390	0	6	1988	3	8424	N	N	2871 SUN MOUNTAIN DR
003	570650	0385	06/06	\$228,000	1400	0	6	1941	4	9600	N	N	1935 WILSON AVE
003	601850	0225	09/07	\$253,000	1410	0	6	1928	5	6450	N	N	1135 PIONEER ST
003	242006	9428	11/05	\$335,000	1470	0	6	1947	4	48373	Y	N	27025 SE 432ND ST
003	262006	9075	04/05	\$205,000	1480	0	6	1940	4	6720	N	N	754 MYRTINE ST
003	182007	9037	01/07	\$299,000	1500	0	6	1942	4	49658	N	N	28126 SE 432ND ST
003	242006	9016	09/05	\$230,000	1510	0	6	1913	4	12896	N	N	3154 PORTER ST
003	232006	9148	10/05	\$265,000	1530	0	6	2003	3	12296	N	N	3218 DIVISION ST
003	142006	9047	09/05	\$329,000	1540	0	6	1948	4	83200	N	N	42605 260TH AVE SE
003	242006	9042	11/07	\$266,200	1553	0	6	2001	3	6550	N	N	1640 GRIFFIN AVE
003	601850	0115	05/06	\$260,000	1560	0	6	1937	5	5000	N	N	2033 LINCOLN AVE
003	719580	0023	09/05	\$252,500	1580	0	6	1914	4	5413	N	N	2024 WELLS ST
003	559590	0165	06/05	\$327,500	1620	0	6	1920	4	10863	N	N	1521 LAFROMBOISE ST
003	242006	9003	11/07	\$305,000	1620	0	6	1960	3	79993	Y	N	26929 SE 432ND ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232006	9294	03/07	\$340,000	1620	0	6	1987	4	35000	Y	N	2790 MCHUGH AVE
003	782370	0110	09/06	\$278,500	1660	0	6	1916	3	5000	N	N	1727 FELL ST
003	782370	0110	11/05	\$242,500	1660	0	6	1916	3	5000	N	N	1727 FELL ST
003	561510	0005	01/07	\$314,950	1720	0	6	1928	4	9193	N	N	3053 PORTER ST
003	561510	0005	07/06	\$298,000	1720	0	6	1928	4	9193	N	N	3053 PORTER ST
003	601850	0260	02/05	\$262,400	1720	0	6	1927	5	7265	N	N	1050 LAFROMBOISE ST
003	570650	0575	03/07	\$295,000	1750	0	6	1937	5	6170	N	N	1985 KIBLER AVE
003	570650	0265	11/06	\$285,700	1750	0	6	1938	5	12319	N	N	1986 LOWELL AVE
003	719580	0022	07/06	\$260,000	1760	0	6	1911	5	5413	N	N	2034 WELLS ST
003	771010	0061	05/07	\$349,000	1820	0	6	1988	3	10200	N	N	1855 GARFIELD ST
003	232006	9016	07/06	\$350,000	2020	0	6	1937	4	14903	N	N	1904 GOSSARD ST
003	242006	9159	01/07	\$292,000	2140	0	6	1910	5	11835	N	N	1830 WASHINGTON AVE
003	370190	0040	07/05	\$214,995	810	0	7	1959	5	6450	N	N	1201 PIONEER ST
003	242006	9541	06/07	\$238,000	880	0	7	1953	4	10223	N	N	1730 MCHUGH AVE
003	242006	9298	03/06	\$244,000	890	470	7	1985	3	5490	N	N	1403 FRANKLIN ST
003	601850	0215	07/07	\$267,600	910	0	7	1951	4	6450	N	N	1155 PIONEER ST
003	191730	0165	10/06	\$259,500	920	0	7	2006	3	5344	N	N	1439 DAVIS AVE
003	981470	0110	06/06	\$240,000	920	0	7	1918	5	6000	N	N	2007 JAMES ST
003	089800	0210	01/05	\$179,000	920	0	7	1955	5	7718	N	N	1217 HARDING ST
003	242006	9374	01/07	\$272,000	940	0	7	1940	4	5000	N	N	1217 PORTER ST
003	560200	0105	08/05	\$241,500	988	0	7	1961	4	10489	N	N	1457 HARDING ST
003	561510	0385	07/06	\$245,000	990	0	7	1994	3	4616	N	N	1574 CHINOOK AVE
003	601850	0005	06/06	\$261,500	1000	0	7	1927	4	6430	N	N	1081 LAFROMBOISE ST
003	164500	0180	03/07	\$266,950	1010	0	7	1968	3	7500	N	N	1948 MCKINLEY ST
003	164500	0200	03/06	\$228,400	1010	0	7	1968	3	7600	N	N	1920 MCKINLEY ST
003	164500	0550	10/06	\$239,950	1010	0	7	1969	4	8364	N	N	1934 FLORENCE ST
003	543780	0010	05/05	\$201,000	1010	0	7	1968	4	8013	N	N	862 MELODY LN
003	116340	0060	01/07	\$287,000	1030	1030	7	1970	3	21600	N	N	28310 SE 430TH ST
003	116340	0100	05/06	\$245,000	1030	490	7	1971	4	21600	N	N	28301 SE 430TH ST
003	570650	0345	04/06	\$227,000	1040	0	7	1977	3	6066	N	N	1975 WILSON AVE
003	164500	0010	05/06	\$226,000	1040	0	7	1963	3	10484	N	N	1738 CLOVERCREST ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	559590	0280	02/07	\$265,000	1050	0	7	1955	3	7670	N	N	1449 LAFROMBOISE ST
003	559590	0280	04/06	\$229,000	1050	0	7	1955	3	7670	N	N	1449 LAFROMBOISE ST
003	293810	0150	11/05	\$242,600	1070	0	7	1961	4	9282	N	N	1108 LORAIN ST
003	779200	0105	06/06	\$189,000	1080	0	7	1955	4	26833	N	N	45107 284TH AVE SE
003	601850	0285	02/06	\$258,950	1090	0	7	1925	3	5629	N	N	2105 ROOSEVELT AVE
003	242006	9335	02/05	\$234,700	1090	0	7	1930	3	8452	N	N	3048 PORTER ST
003	771010	0152	06/05	\$226,000	1090	0	7	1958	4	12428	N	N	1853 HARDING ST
003	164500	0400	04/06	\$225,800	1090	0	7	1963	4	11248	N	N	1713 CLOVERCREST ST
003	543782	0200	07/05	\$218,500	1110	0	7	1983	3	8175	N	N	427 HARMONY LN
003	076400	0120	10/07	\$285,000	1120	0	7	1955	4	8760	N	N	1079 FLORENCE ST
003	559590	0120	07/07	\$299,000	1120	500	7	1920	4	6382	N	N	1540 LAFROMBOISE ST
003	237280	0090	11/05	\$259,500	1120	0	7	1956	4	9126	N	N	1163 GARFIELD ST
003	034940	0070	05/06	\$249,950	1130	0	7	1980	3	7507	N	N	779 NATALIE PL
003	543780	0210	04/05	\$224,000	1130	0	7	1972	4	8101	N	N	746 MELODY LN
003	543780	0160	10/07	\$264,950	1150	0	7	1972	4	9122	N	N	2509 B CT
003	560200	0235	09/06	\$276,000	1150	0	7	1957	5	7931	N	N	1457 GARFIELD ST
003	034940	0310	06/06	\$264,500	1150	380	7	1980	3	8156	N	N	864 NATALIE PL
003	034940	0020	06/05	\$232,000	1150	0	7	1980	4	7387	N	N	891 NATALIE PL
003	570238	0500	11/06	\$299,400	1160	0	7	1992	3	7006	N	N	107 JEWELL ST
003	560200	0202	07/06	\$249,000	1160	0	7	1956	4	10489	N	N	1428 HARDING ST
003	242006	9482	05/07	\$250,000	1170	0	7	1960	5	9520	N	N	1468 MERRITT AVE
003	680221	0490	04/06	\$248,950	1180	0	7	1991	3	9249	N	N	1007 BAYSINGER PL
003	034940	0320	10/06	\$256,000	1180	0	7	1980	4	6970	N	N	888 NATALIE PL
003	680221	0450	03/05	\$225,000	1180	390	7	1991	3	9096	N	N	902 OLSEN PL
003	034940	0320	05/05	\$214,000	1180	0	7	1980	4	6970	N	N	888 NATALIE PL
003	242006	9331	04/06	\$227,000	1190	0	7	1960	3	8890	N	N	1321 MERRITT AVE
003	680220	0970	01/06	\$234,500	1190	0	7	1990	3	9801	N	N	400 CARLEY PL
003	560200	0125	10/05	\$249,000	1200	0	7	1951	3	8981	N	N	1320 PIONEER ST
003	257191	0320	05/07	\$324,000	1200	520	7	1992	3	8745	N	N	707 VICTOR ST
003	570238	0750	10/05	\$260,000	1200	340	7	1991	3	7136	N	N	200 JEWELL ST
003	570238	0780	03/05	\$228,900	1200	340	7	1991	3	6687	N	N	124 JEWELL ST

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**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713820	0350	08/07	\$269,000	1210	0	7	1994	3	8094	N	N	3333 WETHERBEE LN
003	713820	0460	05/06	\$260,000	1210	0	7	1994	3	8555	N	N	386 GARLAND PL
003	713820	0350	02/06	\$242,000	1210	0	7	1994	3	8094	N	N	3333 WETHERBEE LN
003	809160	0010	06/05	\$219,900	1210	0	7	1988	3	8822	N	N	1451 FARRELLY ST
003	543782	0110	07/07	\$259,950	1220	0	7	1979	4	10549	N	N	324 CHARWILA LN
003	034940	0080	07/06	\$273,090	1230	0	7	1980	4	7302	N	N	757 NATALIE PL
003	034940	0050	09/05	\$222,000	1230	0	7	1980	4	7044	N	N	827 NATALIE PL
003	242006	9048	11/05	\$226,000	1240	0	7	1984	3	7841	N	N	1367 FRANKLIN ST
003	034940	0300	06/05	\$235,000	1240	790	7	1980	4	9328	N	N	852 NATALIE PL
003	142006	9062	08/06	\$403,000	1250	0	7	1964	4	43560	Y	N	24811 SE 424TH ST
003	680220	0590	04/06	\$240,000	1250	0	7	1990	3	8500	N	N	405 SCHMID ST
003	543780	0220	06/05	\$220,000	1250	0	7	1972	4	8221	N	N	732 MELODY LN
003	680220	0590	05/05	\$200,000	1250	0	7	1990	3	8500	N	N	405 SCHMID ST
003	132006	9145	07/06	\$335,000	1270	0	7	1950	4	59248	N	N	27006 SE 432ND ST
003	116340	0110	03/06	\$250,000	1270	0	7	1967	4	21600	N	N	28217 SE 430TH ST
003	932100	0110	08/05	\$225,000	1270	0	7	1968	3	10500	N	N	1236 LOUISE CT
003	887600	0175	12/07	\$275,000	1280	0	7	1967	4	23346	N	N	24418 SE 469TH ST
003	802920	0370	08/05	\$275,000	1290	400	7	1931	5	7198	N	N	1904 LAFROMBOISE ST
003	543781	0040	03/06	\$240,000	1300	0	7	1977	4	7500	N	N	2362 PARAMOUNT DR
003	242006	9474	10/07	\$269,000	1320	0	7	1959	4	9520	N	N	1444 MERRITT AVE
003	614210	0120	03/05	\$250,000	1330	340	7	1988	3	13539	N	N	26004 SE 425TH ST
003	116340	0070	02/07	\$313,500	1340	0	7	1973	4	21514	N	N	28322 SE 430TH ST
003	076681	0320	12/07	\$285,000	1350	0	7	1991	3	8424	N	N	3005 EDEL AVE
003	782370	0120	04/06	\$265,000	1350	0	7	1915	4	5000	N	N	1719 FELL ST
003	076680	0320	04/06	\$255,000	1350	0	7	1990	3	8482	N	N	2935 LINCOLN AVE
003	076680	0400	08/06	\$260,000	1350	0	7	1993	3	8436	N	N	1145 FARRELLY ST
003	782370	0120	05/05	\$222,000	1350	0	7	1915	4	5000	N	N	1719 FELL ST
003	807805	0090	10/05	\$245,000	1350	0	7	1998	3	8450	N	N	1820 LOIS LN
003	807805	0150	03/05	\$239,950	1350	0	7	1996	3	8944	N	N	1872 HIGHPOINT ST
003	293810	0120	08/06	\$285,000	1360	0	7	1964	4	9282	N	N	1208 LORAIN ST
003	560200	0085	08/06	\$305,000	1360	0	7	1952	5	10517	N	N	1408 PIONEER ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680221	0010	08/06	\$260,000	1360	1120	7	1973	3	10192	N	N	105 BERNINGER ST
003	332650	0006	04/05	\$324,500	1370	300	7	1921	4	6250	N	N	1739 WASHINGTON AVE
003	601850	0105	11/06	\$269,950	1370	0	7	1999	3	3500	N	N	2043 LINCOLN AVE
003	076681	0250	09/05	\$265,000	1370	0	7	1993	3	8670	N	N	1113 ISBELL CT
003	866100	0146	02/05	\$226,000	1370	0	7	1995	3	8902	N	N	1785 FLORENCE ST
003	076681	0250	03/05	\$229,950	1370	0	7	1993	3	8670	N	N	1113 ISBELL CT
003	559590	0110	01/05	\$291,500	1380	610	7	1926	5	8627	N	N	1505 PIONEER ST
003	164500	0130	03/06	\$255,000	1380	0	7	1965	4	8500	N	N	1958 CLOVERCREST ST
003	076680	0120	09/05	\$250,000	1380	0	7	1991	3	8844	N	N	1101 BERILLA DR
003	076681	0190	02/06	\$250,000	1390	0	7	1990	3	9050	N	N	1006 WEST CT
003	252006	9126	08/05	\$228,000	1390	0	7	1977	3	11532	Y	N	1021 WARNER AVE W
003	076400	0044	06/05	\$236,000	1390	0	7	1955	5	12000	N	N	1078 GARFIELD ST
003	076681	0210	04/07	\$300,000	1400	0	7	1990	3	8679	N	N	1009 WEST CT
003	866100	0034	11/06	\$285,000	1400	0	7	1998	3	6400	N	N	1784 GARFIELD ST
003	370190	0130	05/06	\$271,000	1400	0	7	1956	5	7073	N	N	1215 LAFROMBOISE ST
003	782370	0075	12/05	\$230,000	1400	0	7	1930	3	6250	N	N	1757 FELL ST
003	089800	0155	09/05	\$248,950	1400	640	7	1918	4	5789	N	N	1214 PIONEER ST
003	782370	0075	04/07	\$200,000	1400	0	7	1930	3	6250	N	N	1757 FELL ST
003	370190	0125	04/07	\$240,000	1410	0	7	1987	3	4711	N	N	1223 LAFROMBOISE ST
003	232006	9377	10/05	\$265,000	1410	0	7	1996	3	8571	N	N	2905 ELMONT AVE
003	771010	0191	07/07	\$280,000	1419	0	7	1997	3	6748	N	N	1733 HARDING ST
003	164500	0420	07/07	\$269,950	1420	0	7	1963	4	8043	N	N	1747 CLOVERCREST ST
003	076400	0220	04/06	\$277,000	1420	500	7	1925	4	6924	Y	N	1005 MCKINLEY ST
003	369870	0060	09/05	\$230,000	1420	0	7	1961	4	10554	N	N	2943 OLYMPIC PL
003	076400	0220	03/05	\$234,000	1420	500	7	1925	4	6924	Y	N	1005 MCKINLEY ST
003	543780	0290	04/06	\$255,950	1430	0	7	1968	3	7645	Y	N	781 MELODY LN
003	680220	0900	09/06	\$280,000	1430	0	7	1991	3	8564	N	N	305 CARLEY PL
003	680221	0100	10/07	\$262,500	1430	0	7	1991	3	8410	N	N	401 BERNINGER ST
003	680220	0230	08/05	\$249,950	1430	0	7	1991	3	9044	N	N	603 BATHKE AVE
003	570238	0560	05/06	\$273,000	1450	0	7	1991	3	6687	N	N	402 JEWELL ST
003	369870	0120	06/06	\$255,000	1450	0	7	1961	4	9923	N	N	2970 OLYMPIC PL

**Improved Sales Used in this Annual Update Analysis  
Area 41  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680220	0140	09/05	\$242,000	1450	0	7	1991	3	9877	N	N	805 BATHKE AVE
003	680220	0470	04/05	\$235,000	1450	0	7	1991	3	8428	N	N	704 WALLACE AVE
003	771010	0153	05/05	\$227,000	1450	0	7	1994	3	8438	N	N	1854 PIONEER ST
003	164500	0670	12/05	\$237,120	1450	0	7	1967	5	9152	N	N	1903 MCKINLEY ST
003	543781	0200	02/07	\$298,850	1460	0	7	1978	4	8795	N	N	659 HARMONY LN
003	325750	0060	03/06	\$251,000	1460	0	7	1980	3	10105	N	N	1415 FLORENCE ST
003	680220	0480	07/05	\$249,000	1460	0	7	1991	3	8433	N	N	706 WALLACE AVE
003	543780	0050	08/05	\$265,950	1460	1200	7	1972	3	9898	N	N	816 MELODY LN
003	782370	0060	10/06	\$325,000	1470	490	7	1991	4	6250	N	N	1752 FRANKLIN ST
003	237280	0010	06/06	\$251,450	1470	0	7	1956	4	9126	N	N	1246 HARDING ST
003	543782	0070	05/05	\$228,000	1470	0	7	1979	4	7875	N	N	422 CHARWILA LN
003	242006	9291	06/05	\$269,900	1470	50	7	1924	5	19753	N	N	1915 LOWELL AVE
003	560200	0055	03/07	\$290,000	1480	0	7	1951	4	10212	N	N	1535 HARDING ST
003	680220	0210	12/06	\$287,000	1480	0	7	1990	3	9044	N	N	607 BATHKE AVE
003	680220	0870	05/06	\$276,500	1480	0	7	1990	3	8400	N	N	308 BANGERT PL
003	570238	0740	08/05	\$248,500	1480	0	7	1991	3	6333	N	N	202 JEWELL ST
003	560200	0055	05/05	\$228,750	1480	0	7	1951	4	10212	N	N	1535 HARDING ST
003	570238	0200	09/07	\$319,900	1490	0	7	1990	3	10591	N	N	313 JEWELL ST
003	156590	0310	12/07	\$297,000	1490	0	7	1992	3	8404	N	N	299 MICHAEL AVE
003	570238	0480	02/06	\$270,000	1490	0	7	1991	3	10543	N	N	111 JEWELL ST
003	570238	0200	06/05	\$253,200	1490	0	7	1990	3	10591	N	N	313 JEWELL ST
003	570238	0210	02/06	\$249,000	1490	0	7	1990	3	7353	N	N	311 JEWELL ST
003	156590	0090	01/06	\$259,900	1490	0	7	1992	3	8848	N	N	375 CHINOOK AVE
003	680221	0170	05/05	\$244,000	1490	0	7	1992	3	8449	N	N	903 BATHKE AVE
003	232006	9273	03/05	\$185,000	1490	0	7	1929	3	6240	N	N	2638 GRIFFIN AVE
003	182007	9029	11/05	\$362,800	1500	0	7	1942	5	42900	N	N	43117 284TH AVE SE
003	132006	9174	04/07	\$258,000	1500	0	7	1959	4	10500	N	N	26431 SE 427TH ST
003	560200	0060	07/06	\$269,000	1510	0	7	1952	5	10212	N	N	1553 HARDING ST
003	379731	0280	09/05	\$280,000	1510	570	7	1995	3	8750	N	N	3350 WYNALDA DR
003	242006	9055	07/07	\$340,500	1520	300	7	1938	5	8119	N	N	1300 PORTER ST
003	680221	0520	10/06	\$282,950	1520	0	7	1991	3	9744	N	N	1002 BAYSINGER PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680220	0320	03/06	\$268,200	1530	0	7	1990	3	8912	N	N	403 WARWICK ST
003	272290	0050	06/06	\$254,950	1530	0	7	1960	4	8973	N	N	1472 GARFIELD ST
003	262006	9120	09/07	\$295,000	1530	0	7	1906	5	27299	Y	N	554 SEMANSKI ST
003	680220	0320	12/07	\$220,300	1530	0	7	1990	3	8912	N	N	403 WARWICK ST
003	293820	0180	04/05	\$240,000	1540	0	7	1972	4	10160	N	N	1140 FLORENCE ST
003	570238	0230	03/06	\$267,000	1550	0	7	1990	3	7111	N	N	307 JEWELL ST
003	866100	0123	01/06	\$256,000	1550	0	7	1995	3	10700	N	N	1875 FLORENCE ST
003	543782	0380	07/06	\$274,950	1560	0	7	1979	4	9829	N	N	355 CHARWILA LN
003	543782	0030	06/06	\$270,000	1560	0	7	1979	4	7875	N	N	534 CHARWILA LN
003	543782	0120	03/06	\$256,000	1560	0	7	1979	4	8033	N	N	2514 HARMONY LN
003	257191	0160	08/05	\$283,900	1560	570	7	1992	3	8560	N	N	431 VICTOR ST
003	543782	0230	09/06	\$328,000	1570	0	7	1984	4	9144	N	N	2410 SCANDIA CT
003	076681	0310	05/07	\$320,000	1570	0	7	1991	3	8424	N	N	3012 EDITH AVE
003	293810	0055	05/07	\$300,000	1570	0	7	1962	5	10710	N	N	1255 LORAIN ST
003	560200	0135	04/07	\$345,000	1580	0	7	1956	5	8997	N	N	2243 ELMONT AVE
003	543782	0020	05/06	\$274,500	1580	0	7	1979	3	7875	N	N	550 CHARWILA LN
003	560200	0010	05/06	\$249,950	1580	0	7	1956	3	8604	N	N	2232 GRIFFIN AVE
003	543782	0060	04/06	\$257,000	1580	0	7	1979	3	7875	N	N	438 CHARWILA LN
003	293810	0100	04/07	\$335,000	1600	0	7	1961	4	9282	N	N	1109 LORAIN ST
003	379730	0330	03/07	\$315,000	1600	0	7	1994	3	8656	N	N	3059 CHELSEA LN
003	680220	1040	09/05	\$244,500	1600	0	7	1991	3	8073	N	N	403 PETSCHAUER PL
003	232006	9170	05/05	\$232,500	1600	0	7	1949	4	11392	N	N	1347 LAFROMBOISE ST
003	680221	0320	12/06	\$272,500	1610	0	7	1992	3	8418	N	N	905 OLSEN PL
003	236600	0060	10/07	\$320,700	1620	0	7	1963	4	10508	N	N	3129 HARDING ST
003	076680	0150	04/07	\$300,000	1620	0	7	1990	3	10191	N	N	1033 BERILLA DR
003	570238	0550	11/06	\$285,000	1620	0	7	1991	3	8105	N	N	404 JEWELL ST
003	164500	0650	09/05	\$225,570	1620	0	7	1967	3	8216	N	N	1851 MCKINLEY ST
003	370190	0080	03/06	\$266,000	1630	0	7	1993	3	6450	N	N	1214 LAFROMBOISE ST
003	076400	0210	05/06	\$271,400	1630	0	7	1960	4	6594	N	N	1033 MCKINLEY ST
003	570238	0190	03/05	\$227,000	1630	0	7	1990	3	6850	N	N	315 JEWELL ST
003	559590	0061	08/06	\$325,500	1640	0	7	2006	3	5651	N	N	2164 GRIFFIN AVE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257190	0250	12/05	\$305,000	1640	0	7	1990	3	10787	N	N	579 FARRELLY ST
003	680220	0250	06/07	\$310,000	1650	0	7	1990	3	9044	N	N	515 BATHKE AVE
003	232006	9341	09/05	\$330,000	1650	0	7	1988	3	19760	N	N	3123 GOSSARD PL
003	543782	0050	10/06	\$288,000	1650	0	7	1979	4	7875	N	N	506 CHARWILA LN
003	713821	0300	06/07	\$312,000	1650	0	7	1994	3	7709	N	N	380 WETHERBEE LN
003	713820	0170	11/06	\$303,450	1650	0	7	1994	3	8645	N	N	3306 WETHERBEE LN
003	713821	0280	11/06	\$295,000	1650	0	7	1994	3	8100	N	N	359 WETHERBEE LN
003	713821	0370	11/07	\$298,909	1650	0	7	1995	3	10919	N	N	3374 WARD CT
003	680220	0750	07/06	\$275,000	1650	0	7	1990	3	8400	N	N	306 WARWICK ST
003	713821	0070	02/06	\$283,000	1650	0	7	1994	3	8400	N	N	3354 RANDALL PL
003	713821	0020	10/06	\$285,900	1650	0	7	1995	3	8408	N	N	3459 WETHERBEE LN
003	543782	0430	06/05	\$262,000	1650	0	7	1979	4	8610	N	N	529 CHARWILA LN
003	713821	0130	09/07	\$280,000	1650	0	7	1994	3	8948	N	N	3240 RANDALL PL
003	713821	0040	02/07	\$278,000	1650	0	7	1995	3	8431	N	N	3414 RANDALL PL
003	713821	0280	03/06	\$274,000	1650	0	7	1994	3	8100	N	N	359 WETHERBEE LN
003	713821	0090	03/05	\$244,000	1650	0	7	1994	3	8880	N	N	3312 RANDALL PL
003	156590	0510	07/07	\$335,000	1660	0	7	1992	3	8434	N	N	250 MICHAEL AVE
003	680220	0360	03/07	\$302,000	1660	0	7	1990	3	9135	N	N	301 WARWICK ST
003	680220	0370	08/06	\$295,000	1660	0	7	1990	3	11540	N	N	508 WALLACE AVE
003	680220	0330	08/05	\$281,750	1660	0	7	1991	3	8912	N	N	307 WARWICK ST
003	156590	0530	08/05	\$272,500	1660	0	7	1992	3	9756	N	N	204 MICHAEL AVE
003	570238	0240	11/05	\$264,000	1660	0	7	1991	3	9683	N	N	305 JEWELL ST
003	802920	0380	01/06	\$288,000	1660	0	7	1918	5	8398	N	N	1916 LAFROMBOISE ST
003	426600	0020	10/06	\$350,000	1668	0	7	2002	3	10800	Y	N	3175 GARFIELD ST
003	156590	0470	06/05	\$275,000	1670	0	7	1992	3	10440	N	N	320 MICHAEL AVE
003	156590	0470	06/05	\$275,000	1670	0	7	1992	3	10440	N	N	320 MICHAEL AVE
003	570238	0680	03/06	\$260,000	1670	0	7	1990	3	6354	N	N	226 JEWELL ST
003	570238	0650	08/05	\$250,000	1670	0	7	1990	3	6092	N	N	302 JEWELL ST
003	570238	0380	02/05	\$235,000	1670	0	7	1991	3	10094	N	N	205 JEWELL ST
003	370190	0050	09/05	\$250,000	1672	0	7	1957	4	7267	N	N	1260 LAFROMBOISE ST
003	680221	0390	09/07	\$327,000	1680	0	7	1992	3	8426	N	N	1008 OLSEN PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	771010	0202	07/07	\$368,000	1680	0	7	2006	3	9242	N	N	1750 PIONEER ST
003	570238	0390	05/07	\$299,950	1690	0	7	1991	3	7832	N	N	203 JEWELL ST
003	570238	0390	04/07	\$299,950	1690	0	7	1991	3	7832	N	N	203 JEWELL ST
003	076680	0170	06/06	\$369,500	1700	0	7	1967	5	24905	N	N	2909 ROOSEVELT AVE
003	614200	0130	11/06	\$267,500	1700	0	7	1966	4	11118	N	N	26008 SE 426TH ST
003	570238	0170	08/05	\$259,100	1700	0	7	1991	3	7918	N	N	319 JEWELL ST
003	807805	0010	09/05	\$268,000	1700	0	7	1996	3	8463	N	N	1930 HIGHPOINT ST
003	807805	0010	04/05	\$250,000	1700	0	7	1996	3	8463	N	N	1930 HIGHPOINT ST
003	085300	0260	02/05	\$259,950	1710	0	7	1935	5	5413	N	N	1535 GRIFFIN AVE
003	272290	0095	03/06	\$243,000	1710	0	7	1960	4	8925	N	N	1459 LORAIN ST
003	076681	0140	05/05	\$249,950	1710	0	7	1992	3	8680	N	N	1108 ISBELL CT
003	807805	0050	02/07	\$338,000	1720	0	7	1998	3	8615	N	N	1906 LOIS LN
003	257191	0200	02/06	\$307,000	1720	0	7	1992	3	8560	N	N	545 VICTOR ST
003	426600	0100	12/05	\$257,500	1720	0	7	1977	4	11624	N	N	3218 HARDING ST
003	257191	0370	04/05	\$274,950	1720	0	7	1992	3	8545	N	N	712 VICTOR ST
003	257191	0050	06/05	\$268,000	1720	0	7	1992	3	8697	N	N	515 HAZEL PL
003	262006	9174	04/05	\$205,000	1720	0	7	1981	3	7551	N	N	927 NATALIE PL
003	779200	0040	08/06	\$399,000	1730	500	7	1965	5	28800	N	N	44903 281ST AVE SE
003	232006	9271	08/07	\$339,000	1750	0	7	1977	4	20790	N	N	2052 MCHUGH AVE
003	379731	0230	07/07	\$355,000	1760	0	7	1996	3	9732	N	N	3450 WYNALDA DR
003	680220	0540	04/05	\$269,900	1780	0	7	1991	3	8643	N	N	101 SCHMID ST
003	257191	0560	01/06	\$285,000	1780	0	7	1992	3	8548	N	N	3048 LINK AVE
003	237280	0085	03/07	\$339,950	1800	0	7	1956	4	16066	N	N	1185 GARFIELD ST
003	156590	0160	07/07	\$270,000	1800	0	7	1992	3	10813	Y	N	102 CHINOOK AVE
003	132006	9223	04/07	\$399,000	1810	0	7	1969	4	100188	N	N	42730 260TH AVE SE
003	570238	0460	02/06	\$279,400	1810	0	7	1991	3	7141	N	N	115 JEWELL ST
003	257191	0310	06/07	\$348,000	1820	0	7	1992	3	11350	N	N	705 VICTOR ST
003	379730	0280	04/06	\$318,500	1820	0	7	1993	3	12800	N	N	3185 CHELSEA LN
003	570238	0270	05/07	\$290,000	1820	0	7	1991	3	6700	N	N	227 JEWELL ST
003	570238	0340	07/06	\$278,000	1820	0	7	1991	3	10564	N	N	213 JEWELL ST
003	257191	0470	04/06	\$311,000	1820	0	7	1993	3	7800	N	N	444 VICTOR ST



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**Area 41**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807805	0080	09/05	\$307,000	1820	0	7	1998	3	8446	N	N	1870 LOIS LN
003	257191	0540	08/05	\$290,000	1820	0	7	1992	3	8400	N	N	3110 LINK AVE
003	807805	0060	03/05	\$249,950	1820	0	7	1998	3	8282	N	N	1890 LOIS LN
003	262006	9031	08/05	\$293,500	1830	0	7	1986	3	8844	N	N	2352 ROOSEVELT AVE
003	981470	0065	03/05	\$312,000	1830	0	7	1918	4	9000	N	N	2048 PARK ST
003	680221	0410	07/06	\$321,000	1840	0	7	1992	3	9818	N	N	1004 OLSEN PL
003	570238	0250	11/06	\$309,950	1840	0	7	1991	3	7883	N	N	305 JEWELL ST
003	771010	0071	11/06	\$335,000	1850	0	7	1938	4	9125	N	N	1866 HARDING ST
003	561510	0035	12/05	\$312,000	1850	0	7	1977	4	8112	N	N	1515 CHINOOK AVE
003	802920	0420	03/07	\$315,000	1860	0	7	2000	3	7199	N	N	1956 LAFROMBOISE ST
003	570238	0130	10/05	\$259,900	1860	0	7	1991	3	6700	N	N	327 JEWELL ST
003	570238	0420	07/06	\$314,950	1870	0	7	1991	3	6700	N	N	123 JEWELL ST
003	570238	0310	05/06	\$280,000	1870	0	7	1991	3	7497	N	N	219 JEWELL ST
003	237280	0055	12/05	\$355,000	1880	0	7	1955	4	9460	N	N	1108 HARDING ST
003	771010	0110	09/07	\$375,000	1890	0	7	1977	4	10311	N	N	1976 PIONEER ST
003	800510	0895	04/06	\$360,000	1890	0	7	1913	4	9000	N	N	1431 MARION ST
003	232006	9218	10/05	\$330,000	1890	0	7	1958	4	27000	N	N	2920 KIBLER AVE
003	559590	0260	09/06	\$359,950	1914	0	7	2002	3	10227	N	N	1469 LAFROMBOISE ST
003	379730	0190	02/06	\$319,000	1920	0	7	1994	3	8562	N	N	3010 CHELSEA LN
003	257191	0060	08/06	\$359,950	1930	0	7	1992	3	9276	N	N	533 HAZEL PL
003	156590	0240	12/05	\$284,000	1930	0	7	1992	3	7958	N	N	145 MICHAEL AVE
003	257191	0060	07/05	\$297,500	1930	0	7	1992	3	9276	N	N	533 HAZEL PL
003	426600	0040	08/05	\$293,000	1948	0	7	2000	3	10125	N	N	3215 GARFIELD ST
003	156590	0270	10/07	\$335,000	1950	0	7	1992	3	8415	N	N	199 MICHAEL AVE
003	713821	0380	03/07	\$359,000	1970	0	7	1995	3	13484	N	N	3350 WARD CT
003	713821	0440	08/07	\$359,500	1970	0	7	1995	3	14180	N	N	580 HAMILTON PL
003	713821	0170	06/07	\$338,450	1970	0	7	1994	3	8400	N	N	365 RANDALL PL
003	713821	0460	04/07	\$327,000	1970	0	7	1995	3	14149	N	N	524 HAMILTON PL
003	713820	0430	10/07	\$320,000	1970	0	7	1994	3	8469	N	N	480 GARLAND PL
003	713820	0030	07/06	\$297,500	1970	0	7	1995	3	8400	N	N	3526 WETHERBEE LN
003	293820	0030	11/05	\$299,995	1970	0	7	1964	5	9282	N	N	1225 FLORENCE ST

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**Area 41**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713820	0440	01/06	\$289,950	1970	0	7	1994	3	8469	N	N	450 GARLAND PL
003	713820	0400	12/05	\$284,000	1970	0	7	1994	3	8640	N	N	3457 GARLAND PL
003	713820	0360	10/05	\$275,000	1970	0	7	1994	3	9179	N	N	3353 WETHERBEE LN
003	713821	0310	05/05	\$273,110	1970	0	7	1994	3	8415	N	N	354 WETHERBEE LN
003	713820	0070	04/05	\$263,900	1970	0	7	1994	3	9072	N	N	351 GARLAND PL
003	713820	0150	04/05	\$263,000	1970	0	7	1994	3	8605	N	N	419 WETHERBEE LN
003	543780	0260	10/07	\$309,000	1990	0	7	1972	4	8800	N	N	2415 A CT
003	257191	0300	06/05	\$289,900	1990	0	7	1993	3	8405	N	N	703 VICTOR ST
003	680220	0600	09/06	\$297,450	2010	0	7	1990	3	9987	N	N	407 SCHMID ST
003	242006	9471	07/05	\$305,000	2010	0	7	2005	3	8960	N	N	1247 MERRITT AVE
003	257191	0500	12/05	\$309,390	2020	0	7	1992	3	9154	N	N	360 VICTOR ST
003	252006	9127	05/07	\$360,000	2052	0	7	1999	3	12040	N	N	1041 WARNER AVE
003	191730	0366	11/06	\$365,000	2080	0	7	2006	3	5326	N	N	1422 DAVIS AVE
003	257191	0230	02/06	\$329,950	2100	0	7	1993	3	8699	N	N	3050 CHRISTIANSON AVE
003	164500	0260	04/07	\$270,000	2100	0	7	1966	4	7500	N	N	1808 MCKINLEY ST
003	076681	0060	10/07	\$340,000	2120	0	7	1990	3	8491	N	N	3046 ELMONT AVE
003	771010	0060	02/07	\$315,000	2170	0	7	2006	3	4800	N	N	1875 GARFIELD ST
003	379731	0170	06/06	\$327,500	2180	0	7	1995	3	8467	N	N	3561 WYNALDA DR
003	252006	9060	07/07	\$425,000	2240	0	7	1924	5	41272	Y	N	439 BLAKE ST
003	242006	9143	06/05	\$305,000	2250	600	7	1914	4	12000	N	N	1239 PORTER ST
003	232006	9322	12/05	\$328,000	2260	0	7	1984	3	8400	N	N	1732 FLORENCE ST
003	257191	0090	08/05	\$299,500	2340	0	7	1993	3	8535	N	N	510 HAZEL PL
003	713821	0470	05/06	\$464,000	2410	0	7	1997	3	35863	N	N	520 GILLIS CT
003	230970	0100	06/07	\$368,685	2430	0	7	2007	3	4500	N	N	317 BONDGARD AVE E
003	230970	0020	12/06	\$358,510	2430	0	7	2006	3	4500	N	N	179 BONDGARD AVE E
003	230970	0360	07/07	\$350,000	2430	0	7	2007	3	5647	N	N	372 ASMUNDSON LN N
003	230970	0040	12/06	\$349,620	2430	0	7	2006	3	4500	N	N	225 BONDGARD AVE E
003	379731	0310	08/06	\$360,000	2440	0	7	1996	3	8875	N	N	3284 WYNALDA DR
003	379731	0310	02/05	\$300,000	2440	0	7	1996	3	8875	N	N	3284 WYNALDA DR
003	230970	0030	12/06	\$350,205	2470	0	7	2006	3	4500	N	N	213 BONDGARD AVE E
003	230970	0090	12/06	\$335,580	2470	0	7	2006	3	4500	N	N	295 BONDGARD AVE E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	230970	0060	05/07	\$333,100	2470	0	7	2007	3	4500	N	N	259 BONDGARD AVE E
003	230970	0150	12/06	\$345,000	2570	0	7	2007	3	4681	N	N	270 BONDGARD AVE E
003	230970	0170	06/07	\$342,143	2570	0	7	2007	3	4681	N	N	246 BONDGARD AVE E
003	230970	0210	06/07	\$333,365	2570	0	7	2007	3	4681	N	N	223 PETERSEN DR E
003	230970	0240	02/07	\$333,248	2570	0	7	2007	3	4681	N	N	279 PETERSEN DR E
003	230970	0350	07/07	\$452,638	2640	0	7	2007	3	5647	N	N	404 ASMUNDSON LN N
003	230970	0270	08/07	\$386,305	2640	0	7	2007	3	4681	N	N	222 PETERSEN DR E
003	230970	0220	03/07	\$381,675	2640	0	7	2007	3	4681	N	N	245 PETERSEN DR E
003	230970	0370	07/07	\$367,500	2640	0	7	2007	3	5647	N	N	360 ASMUNDSON LN N
003	230970	0070	12/06	\$366,000	2640	0	7	2006	3	4500	N	N	271 BONDGARD AVE E
003	262006	9137	01/06	\$330,000	2760	0	7	1981	3	8837	N	N	917 NATALIE PL
003	191730	0265	06/07	\$389,000	2800	0	7	2004	3	7750	N	N	1571 KIBLER AVE
003	230970	0250	07/07	\$388,100	2800	0	7	2007	3	5092	N	N	281 PETERSEN DR E
003	230970	0160	08/07	\$372,650	2800	0	7	2007	3	4681	N	N	258 BONDGARD AVE E
003	230970	0050	06/07	\$349,650	2880	0	7	2006	3	4500	N	N	247 BONDGARD AVE E
003	230970	0010	07/07	\$412,635	3410	0	7	2007	3	4825	N	N	147 BONDGARD AVE E
003	230970	0110	12/07	\$389,990	3410	0	7	2007	3	5334	N	N	339 BONDGARD AVE E
003	659900	0010	06/06	\$368,000	1240	500	8	1979	3	30710	N	N	43701 284TH AVE SE
003	807849	0030	12/05	\$300,000	1260	550	8	1990	3	10531	N	N	3505 WINTER PL
003	807849	0140	09/05	\$300,000	1270	490	8	1990	3	9635	N	N	3307 SPRING PL
003	932101	0130	09/07	\$329,900	1390	0	8	1985	4	8980	N	N	1159 SEMANSKI ST
003	800510	0840	04/05	\$223,000	1430	0	8	1985	3	6000	N	N	1424 PORTER ST
003	246880	0010	02/05	\$260,000	1440	0	8	1978	3	24493	N	N	46426 287TH AVE SE
003	142006	9058	11/05	\$310,500	1470	790	8	1978	3	17500	Y	N	42822 257TH PL SE
003	192007	9062	02/07	\$380,000	1500	920	8	1962	3	43560	Y	N	43816 284TH AVE SE
003	932100	0160	03/07	\$318,500	1510	0	8	1965	4	10500	N	N	1166 EDEL CT
003	716470	0080	09/06	\$335,000	1510	0	8	1984	3	13855	N	N	2881 INITIAL AVE
003	807849	0040	08/05	\$262,000	1510	0	8	1990	3	11863	N	N	3507 WINTER PL
003	257190	0180	12/05	\$302,000	1620	0	8	1990	3	9396	N	N	2953 LINK AVE
003	807849	0070	08/05	\$290,000	1630	0	8	1994	3	10427	Y	N	3504 WINTER PL
003	932100	0090	10/05	\$305,000	1700	0	8	1966	4	9240	N	N	1258 MCKINLEY ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	246880	0100	09/06	\$350,000	1720	0	8	1978	3	15136	N	N	28714 SE 462ND PL
003	943290	0420	06/06	\$339,600	1720	0	8	1994	3	8577	N	N	1957 HAWK CT
003	943290	0420	03/05	\$256,000	1720	0	8	1994	3	8577	N	N	1957 HAWK CT
003	257190	0110	08/06	\$375,000	1740	0	8	1990	3	13032	N	N	576 BURGER PL
003	257190	0520	06/07	\$340,000	1750	0	8	1990	3	12647	N	N	2812 LINK AVE
003	257190	0190	04/05	\$256,950	1750	0	8	1990	3	9234	N	N	429 FARRELLY ST
003	076681	0070	01/06	\$324,950	1770	0	8	1992	3	8491	N	N	3024 ELMONT AVE
003	379730	0170	03/05	\$242,800	1780	0	8	1994	3	9983	N	N	3045 WYNALDA DR
003	257190	0450	07/06	\$339,000	1790	0	8	1990	3	12862	N	N	328 FARRELLY ST
003	257190	0020	04/07	\$350,000	1810	0	8	1991	3	12070	N	N	2831 LINK AVE
003	807849	0200	06/06	\$339,000	1820	0	8	1992	3	11152	N	N	112 SPRING PL
003	807849	0380	11/05	\$334,900	1820	0	8	1993	3	10882	N	N	121 ALMADON ST
003	302007	9097	01/05	\$417,500	1830	500	8	1991	3	211266	Y	N	46310 290TH AVE SE
003	379730	0120	09/06	\$328,950	1850	0	8	1994	3	10066	N	N	3147 WYNALDA DR
003	943290	0570	09/05	\$313,950	1850	0	8	1996	3	8741	N	N	3163 HUNTER CT
003	369830	0020	10/07	\$425,000	1870	800	8	1958	5	17361	N	N	1072 MCKINLEY ST
003	932101	0010	12/05	\$325,000	1880	0	8	1985	3	12117	N	N	1260 SEMANSKI ST
003	807849	0300	02/06	\$303,000	1880	0	8	1991	3	9952	N	N	202 ALMADON ST
003	257190	0500	05/07	\$355,000	1910	0	8	1990	3	12070	N	N	2846 LINK AVE
003	570650	0025	06/05	\$281,653	1910	0	8	2005	3	5000	N	N	3004 PORTER ST
003	541610	0020	07/07	\$360,000	1910	0	8	2004	3	8329	N	N	3547 LARSEN AVE
003	232006	9141	10/06	\$430,000	1920	700	8	1985	4	18778	Y	N	2986 GOSSARD PL
003	659900	0014	03/05	\$285,000	1920	0	8	1981	4	17391	N	N	43715 284TH AVE SE
003	257190	0390	01/05	\$249,950	1920	0	8	1991	3	8400	N	N	530 FARRELLY ST
003	232006	9332	08/06	\$358,950	1938	0	8	2000	3	11250	N	N	2525 KIBLER AVE
003	257190	0050	05/07	\$361,000	1940	0	8	1990	3	12067	N	N	451 BURGER PL
003	943290	0620	06/05	\$297,500	1940	0	8	1991	3	7560	N	N	3156 HUNTER CT
003	325750	0025	01/07	\$340,000	1950	0	8	1983	4	8798	N	N	1471 FLORENCE ST
003	559590	0060	04/06	\$353,000	1950	0	8	2006	3	5651	N	N	1667 PIONEER ST
003	943290	0710	06/07	\$348,900	1970	0	8	1994	3	8733	N	N	3029 KIBLER AVE
003	807849	0010	02/05	\$296,000	1970	0	8	1990	3	11621	N	N	3501 WINTER PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 41**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807849	0250	05/05	\$299,950	2050	0	8	1991	3	9903	N	N	207 SPRING PL
003	257190	0400	08/05	\$297,150	2070	0	8	1991	3	8400	N	N	516 FARRELLY ST
003	132006	9271	09/06	\$387,500	2080	0	8	2002	3	11375	N	N	1935 MCHUGH AVE
003	232006	9115	03/07	\$405,000	2080	0	8	1963	5	35200	N	N	43440 250TH AVE SE
003	542281	0140	11/05	\$390,000	2100	0	8	1999	3	10388	Y	N	3404 PHILLIPS AVE
003	257190	0290	06/07	\$390,000	2120	0	8	1992	3	13312	N	N	2860 CHRISTIANSON AVE
003	559590	0005	02/06	\$435,000	2130	550	8	1912	5	16500	N	N	2026 GRIFFIN AVE
003	257192	0060	03/06	\$385,000	2130	0	8	1995	3	8882	N	N	2945 OLIE ANN PL
003	943290	0660	08/05	\$295,000	2140	0	8	1996	3	8284	N	N	3128 HUNTER CT
003	943290	0720	05/05	\$290,000	2140	0	8	1997	3	8741	N	N	3111 KIBLER AVE
003	943290	0790	07/07	\$360,000	2160	0	8	1997	3	8400	N	N	3035 HIGHPOINT ST
003	943290	0500	04/06	\$334,000	2190	0	8	1994	3	8804	N	N	3045 CARBON RIDGE ST
003	248210	0040	02/07	\$396,000	2220	510	8	1977	4	16800	N	N	28250 SE 428TH PL
003	932100	0190	01/06	\$372,000	2230	0	8	1964	4	13440	N	N	1114 MCKINLEY ST
003	943290	0730	10/06	\$333,000	2230	0	8	1993	3	8747	N	N	3121 KIBLER AVE
003	943290	0040	02/07	\$333,000	2230	0	8	1994	3	8500	N	N	3020 SILVER SPRINGS AVE
003	369870	0010	03/07	\$397,000	2240	920	8	1965	4	14827	N	N	3075 OLYMPIC PL
003	252006	9145	04/06	\$387,400	2250	0	8	2005	3	10220	N	N	1033 WARNER AVE
003	076400	0130	03/06	\$289,900	2280	0	8	1953	4	10800	N	N	1045 FLORENCE ST
003	560200	0296	06/06	\$360,000	2360	0	8	1957	4	10850	N	N	1555 GARFIELD ST
003	943290	0470	05/07	\$381,000	2410	0	8	1991	3	8415	N	N	3015 CARBON RIDGE ST
003	943290	0090	09/06	\$381,000	2420	0	8	1994	3	8580	N	N	1921 CARBON RIDGE ST
003	943290	0180	10/05	\$325,000	2420	0	8	1996	3	8438	N	N	1920 CARBON RIDGE ST
003	943290	0690	06/07	\$385,000	2430	0	8	1996	3	8412	N	N	2920 CARBON RIDGE ST
003	943290	0540	06/07	\$369,500	2440	0	8	1992	3	8453	N	N	3010 CARBON RIDGE ST
003	542282	0160	09/05	\$409,500	2490	0	8	2001	3	9903	Y	N	3320 PHILLIPS AVE
003	541610	0160	08/06	\$387,000	2510	0	8	2001	3	9240	N	N	3384 LARSEN AVE
003	943290	0580	03/07	\$385,000	2540	0	8	1992	3	8896	N	N	3167 HUNTER CT
003	541610	0050	05/06	\$395,000	2540	0	8	1998	3	8480	N	N	3475 LARSEN AVE
003	807849	0500	08/06	\$433,500	2630	0	8	1998	3	14740	Y	N	210 SPRING PL
003	246880	0180	04/05	\$300,000	2630	880	8	1980	3	20725	N	N	46225 287TH AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bldg Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	542281	0040	09/07	\$469,000	2690	0	8	2000	3	12787	Y	N	3236 LARSEN AVE
003	542281	0200	06/06	\$385,000	2690	0	8	2001	3	8555	N	N	3482 PHILLIPS AVE
003	076400	0155	12/05	\$395,000	2700	0	8	1940	4	14760	N	N	1020 FLORENCE ST
003	542281	0010	12/05	\$423,950	2810	0	8	2001	3	10433	N	N	3464 LARSEN AVE
003	541610	0140	04/05	\$399,000	2810	0	8	1999	3	9900	N	N	3340 LARSEN AVE
003	541610	0150	11/06	\$400,000	2810	0	8	1998	3	9900	N	N	3362 LARSEN AVE
003	542282	0070	08/05	\$445,000	2850	0	8	2004	3	9237	N	N	3265 PHILLIPS AVE
003	542281	0180	04/07	\$429,000	2900	0	8	2001	3	9259	N	N	3446 PHILLIPS AVE
003	542282	0100	04/06	\$419,950	2900	0	8	2001	3	9022	Y	N	3214 PHILLIPS AVE
003	559590	0015	10/05	\$300,000	2280	0	9	1955	4	13482	N	N	2044 GRIFFIN AVE
003	807849	0290	08/07	\$435,000	2310	0	9	1992	3	11703	N	N	120 ALMADON ST
003	232006	9346	05/06	\$540,500	2440	0	9	1991	3	44866	N	N	44435 248TH AVE SE
003	192007	9050	11/07	\$605,000	2790	0	9	1998	3	392911	N	N	28313 SE 432ND ST
003	132006	9253	02/05	\$535,000	2880	0	9	1998	3	40545	Y	N	26224 SE 425TH ST
003	855680	0060	11/05	\$570,000	3380	0	9	2001	3	17007	N	N	2644 PERRY CT
003	807849	0120	01/07	\$435,000	3409	0	9	1992	3	10423	Y	N	3203 ALMADON ST

**Improved Sales Removed from this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	016700	0035	08/05	\$239,500	IMP COUNT
003	016700	0055	05/06	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	034940	0050	05/07	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	034940	0070	11/05	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	034940	0290	03/06	\$116,746	DOR RATIO;QUIT CLAIM DEED
003	034940	0330	04/05	\$300,000	IMP COUNT
003	076400	0190	08/06	\$55,301	DOR RATIO
003	076400	0210	11/05	\$81,955	DOR RATIO;QUIT CLAIM DEED
003	076680	0160	04/07	\$50,670	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	076681	0400	05/06	\$91,127	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
003	085300	0200	02/05	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	085300	0350	08/05	\$518,000	SAS DIAGNOSTIC OUTLIER
003	089800	0085	06/07	\$325,000	IMP COUNT
003	089902	0130	08/06	\$69,774	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
003	132006	9032	03/06	\$144,346	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	132006	9048	11/06	\$304,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	132006	9092	09/05	\$158,000	EXEMPT FROM EXCISE TAX;DOR RATIO
003	132006	9130	05/07	\$430,000	IMP COUNT
003	132006	9213	05/07	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	132006	9233	11/06	\$420,000	SAS DIAGNOSTIC OUTLIER
003	132006	9247	02/06	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	132006	9262	03/06	\$132,284	DOR RATIO;STATEMENT TO DOR
003	132006	9271	02/06	\$343,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	142006	9014	06/05	\$158,414	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
003	142006	9062	08/06	\$403,000	RELOCATION - SALE TO SERVICE
003	142006	9144	08/05	\$155,000	DOR RATIO;%COMPL
003	142006	9144	12/05	\$172,500	DOR RATIO;%COMPL;RELATED PARTIES
003	156590	0160	10/07	\$370,000	SAS DIAGNOSTIC OUTLIER
003	156590	0370	01/05	\$220,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	164500	0330	04/05	\$160,000	QUIT CLAIM DEED
003	164500	0560	12/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	182007	9067	10/06	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	188250	0045	03/07	\$203,000	SAS DIAGNOSTIC OUTLIER
003	188250	0055	01/05	\$85,205	QUIT CLAIM DEED
003	188250	0055	05/06	\$225,000	SAS DIAGNOSTIC OUTLIER
003	188250	0085	02/07	\$200,000	SAS DIAGNOSTIC OUTLIER
003	191730	0165	12/05	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	191730	0340	11/07	\$259,200	SAS DIAGNOSTIC OUTLIER
003	192007	9027	06/06	\$689,950	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	192007	9031	06/07	\$565,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
003	232006	9010	02/05	\$55,033	DOR RATIO
003	232006	9013	07/07	\$715,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	232006	9020	08/05	\$1,500,000	DOR RATIO
003	232006	9039	05/07	\$900,000	BUILDER DEVELOPER SALES
003	232006	9057	01/07	\$200,000	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	232006	9075	05/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232006	9079	07/06	\$235,000	SAS DIAGNOSTIC OUTLIER
003	232006	9086	06/06	\$310,000	SAS DIAGNOSTIC OUTLIER
003	232006	9109	10/05	\$700,000	BUILDER DEVELOPER SALES
003	232006	9113	05/06	\$395,000	SAS DIAGNOSTIC OUTLIER
003	232006	9123	04/07	\$267,800	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232006	9178	10/07	\$584,000	IMP COUNT
003	232006	9272	02/06	\$309,100	EXEMPT FROM EXCISE TAX;DOR RATIO
003	232006	9368	08/06	\$178,500	DOR RATIO;%COMPL
003	236600	0040	04/06	\$278,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	237280	0055	11/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9014	08/05	\$450,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9044	01/06	\$650,000	NO MARKET EXPOSURE
003	242006	9142	01/07	\$227,500	RELOCATION - SALE TO SERVICE
003	242006	9204	05/06	\$250,000	IMP COUNT
003	242006	9204	12/05	\$180,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9220	10/05	\$71,150	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
003	242006	9250	04/05	\$54,562	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
003	242006	9290	11/06	\$327,500	SAS DIAGNOSTIC OUTLIER
003	242006	9296	07/07	\$295,000	SAS DIAGNOSTIC OUTLIER
003	242006	9320	01/05	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9342	04/07	\$205,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	242006	9355	08/07	\$34,025	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	242006	9356	09/05	\$185,000	IMP COUNT
003	242006	9369	03/06	\$127,421	QUIT CLAIM DEED
003	242006	9376	08/07	\$315,000	SAS DIAGNOSTIC OUTLIER
003	242006	9377	12/07	\$375,000	SAS DIAGNOSTIC OUTLIER
003	242006	9385	12/07	\$275,000	SAS DIAGNOSTIC OUTLIER
003	242006	9412	09/05	\$385,000	ACTIVE PERMIT BEFORE SALE>25K
003	242006	9434	12/07	\$86,726	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9435	02/07	\$223,200	PREVIMP<=25K; IMP CHAR CHANGED SINCE SALE
003	242006	9477	05/07	\$77,667	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	248210	0090	03/06	\$406,000	UNFIN AREA
003	252006	9060	05/05	\$329,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	252006	9084	07/07	\$195,000	PREVIMP<=25K; IMP CHAR CHANGED SINCE SALE
003	252006	9106	06/05	\$420,000	IMP COUNT
003	257191	0200	07/07	\$153,495	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	261700	0020	12/05	\$106,517	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	262006	9001	05/05	\$233,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	262006	9006	04/06	\$400,000	SAS DIAGNOSTIC OUTLIER
003	262006	9007	10/06	\$1,295,000	BUILDER DEVELOPER SALES
003	262006	9060	03/07	\$232,475	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	262006	9061	06/07	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	262006	9071	05/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	262006	9097	11/06	\$350,000	GOVERNMENT AGENCY



**Improved Sales Removed from this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	262006	9101	05/05	\$192,250	RELATED PARTY, FRIEND, OR NEIGHBOR
003	262006	9156	08/06	\$330,000	SAS DIAGNOSTIC OUTLIER
003	262006	9180	01/05	\$450,000	IMP COUNT
003	293810	0005	01/05	\$147,855	NO MARKET EXPOSURE
003	293820	0100	08/06	\$150,000	QUIT CLAIM DEED
003	302007	9099	06/06	\$217,000	%COMPL
003	325750	0030	01/06	\$112,946	DOR RATIO;QUIT CLAIM DEED
003	332650	0080	11/06	\$335,000	SAS DIAGNOSTIC OUTLIER
003	370190	0005	06/05	\$115,000	SAS DIAGNOSTIC OUTLIER
003	370190	0111	12/05	\$183,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	542281	0170	08/05	\$367,500	RELOCATION - SALE TO SERVICE
003	542281	0170	06/05	\$367,500	RELOCATION - SALE TO SERVICE
003	542282	0030	07/05	\$384,500	SAS DIAGNOSTIC OUTLIER
003	542282	0050	02/05	\$341,450	SAS DIAGNOSTIC OUTLIER
003	542282	0060	07/05	\$384,375	SAS DIAGNOSTIC OUTLIER
003	543780	0250	12/05	\$229,950	RELOCATION - SALE TO SERVICE
003	543780	0330	03/06	\$174,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	559590	0060	06/05	\$130,000	DOR RATIO
003	559590	0125	05/05	\$121,000	NO MARKET EXPOSURE
003	559590	0190	04/07	\$364,950	OBSOL
003	559590	0190	06/05	\$200,000	OBSOL
003	559590	0410	02/05	\$290,000	IMP COUNT
003	560200	0255	11/05	\$78,541	DOR RATIO
003	560200	0285	08/06	\$273,000	UNFIN AREA
003	561510	0005	09/05	\$193,000	QUIT CLAIM DEED
003	561510	0037	03/06	\$150,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	561510	0215	05/06	\$133,225	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	561510	0395	11/07	\$256,300	SAS DIAGNOSTIC OUTLIER
003	570650	0015	04/07	\$202,000	SAS DIAGNOSTIC OUTLIER
003	570650	0320	07/07	\$224,000	SAS DIAGNOSTIC OUTLIER
003	601850	0090	08/06	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	601850	0215	05/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0275	06/05	\$249,950	SEG/MERGE
003	601850	0285	04/07	\$291,450	SAS DIAGNOSTIC OUTLIER
003	614210	0120	06/07	\$345,000	SAS DIAGNOSTIC OUTLIER
003	659900	0024	04/07	\$485,000	SAS DIAGNOSTIC OUTLIER
003	680220	1000	01/07	\$126,000	DOR RATIO
003	680221	0500	09/07	\$274,900	RELATED PARTY, FRIEND, OR NEIGHBOR
003	712730	0170	04/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	713820	0230	02/05	\$247,000	SAS DIAGNOSTIC OUTLIER
003	713820	0390	06/06	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	713820	0410	06/05	\$235,000	SAS DIAGNOSTIC OUTLIER
003	713820	0440	01/06	\$289,950	RELOCATION - SALE TO SERVICE
003	713821	0280	08/06	\$115,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	713821	0485	08/07	\$312,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis  
Area 41  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	719580	0035	10/05	\$355,000	IMP COUNT
003	771010	0121	04/06	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	771010	0141	07/06	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	771010	0202	02/06	\$101,000	DOR RATIO
003	771590	0040	01/07	\$550,000	SAS DIAGNOSTIC OUTLIER
003	771590	0090	06/05	\$320,000	SAS DIAGNOSTIC OUTLIER
003	779200	0030	01/05	\$175,000	%COMPL;RELATED PARTY, FRIEND, OR NEIGHBOR
003	779200	0050	03/06	\$80,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	779200	0090	09/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	779200	0110	03/05	\$195,000	SAS DIAGNOSTIC OUTLIER
003	800510	0316	07/07	\$220,000	SAS DIAGNOSTIC OUTLIER
003	800510	0420	07/07	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	802920	0380	01/05	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	807805	0100	01/05	\$196,950	SAS DIAGNOSTIC OUTLIER
003	807805	0110	01/05	\$202,000	SAS DIAGNOSTIC OUTLIER
003	809160	0360	08/05	\$159,000	QUIT CLAIM DEED
003	809160	0360	04/06	\$130,000	QUIT CLAIM DEED
003	809160	0360	05/07	\$130,000	QUIT CLAIM DEED
003	814130	0030	11/07	\$409,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	855680	0030	02/05	\$489,950	SAS DIAGNOSTIC OUTLIER
003	855680	0140	08/05	\$450,000	SAS DIAGNOSTIC OUTLIER
003	855680	0210	02/05	\$484,000	SAS DIAGNOSTIC OUTLIER
003	855680	0250	04/05	\$95,000	DOR RATIO
003	866100	0033	03/07	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	887600	0130	08/07	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	887600	0130	10/07	\$103,800	QUIT CLAIM DEED
003	932100	0200	09/07	\$469,500	SAS DIAGNOSTIC OUTLIER
003	981470	0081	02/07	\$315,000	SAS DIAGNOSTIC OUTLIER
003	981470	0145	01/06	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Vacant Sales Used in this Annual Update Analysis  
Area 41**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
003	132006	9051	03/05	\$63,000	8401	N	N
003	142006	9099	05/05	\$140,000	221720	N	N
003	192007	9001	01/06	\$100,000	216493	N	N
003	192007	9047	12/07	\$367,500	420283	N	N
003	232006	9383	06/06	\$155,000	13171	N	N
003	232006	9384	08/07	\$140,000	9589	N	N
003	252006	9145	08/05	\$86,668	10220	N	N
003	559590	0211	01/07	\$100,000	4965	N	N
003	659900	0020	04/07	\$82,000	13267	N	N
003	981470	0146	09/06	\$110,000	3001	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 41**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	142006	9052	10/05	\$15,000	DOR RATIO;QUIT CLAIM DEED
003	142006	9037	09/06	\$26,500	QUIT CLAIM DEED
003	771010	0041	10/06	\$75,000	NO MARKET EXPOSURE; RELATED PARTIES
003	601850	0075	05/06	\$100,000	NO MARKET EXPOSURE; RELATED PARTIES
003	142006	9051	10/05	\$17,500	EASEMENT;PARTIAL INTEREST
003	132006	9242	01/07	\$170,000	ESTATE SALE SETTLEMENT;PARTIAL INTEREST
003	232006	9268	08/07	\$180,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	779200	0140	02/07	\$145,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	164500	0601	02/07	\$250,000	PRESENT CHAR DOES NOT MATCH SALE CHAR