

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Duvall and Environs / 70

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 720

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$103,000	\$280,600	\$383,600	\$433,200	88.6%	12.87%
2008 Value	\$114,200	\$312,600	\$426,800	\$433,200	98.5%	12.53%
Change	+\$11,200	+\$32,000	+\$43,200		+9.9%	-0.34%
% Change	+10.9%	+11.4%	+11.3%		+11.2%	-2.64%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -2.64% represent an improvement.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$115,900	\$285,500	\$401,400
2008 Value	\$128,700	\$319,000	\$447,700
Percent Change	+11.0%	+11.7%	+11.5%

Number of one to three unit residences in the Population: 3080

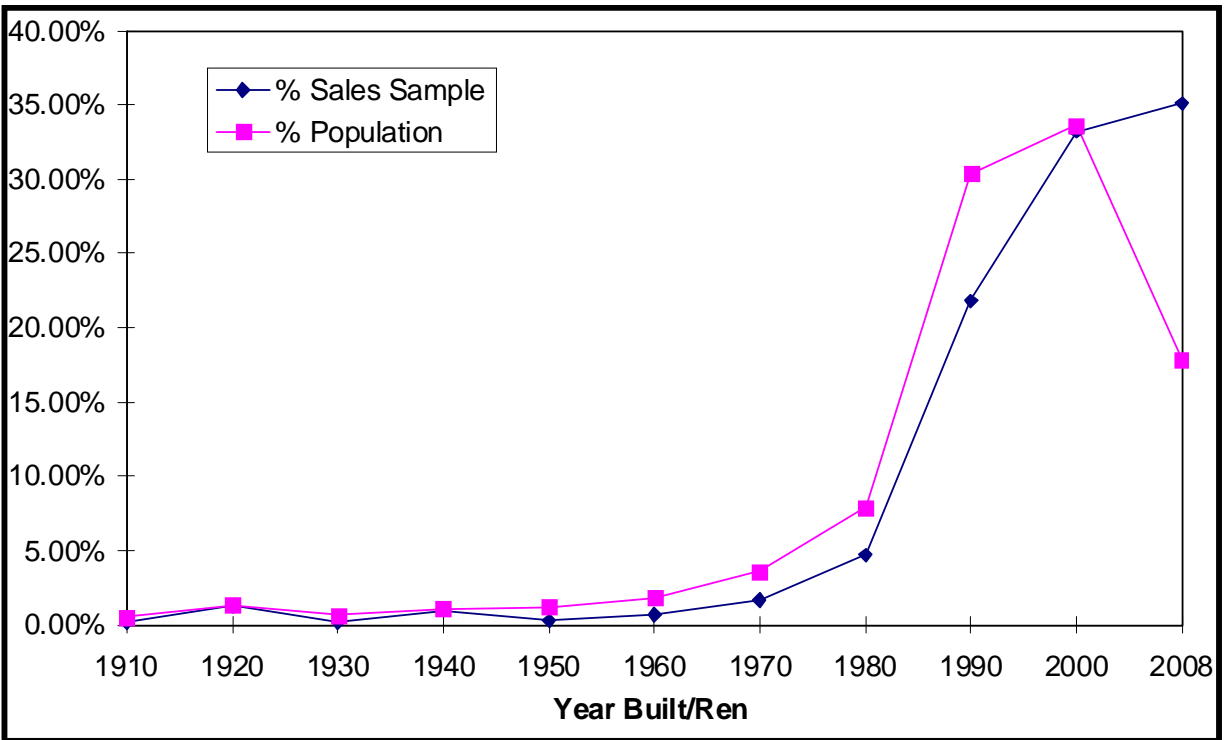
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Subarea 3 and the plats of Arborwood, Arbutus Ridge, The Ridge and Sierra had a higher overall ratio than rest of the population. Therefore these properties had a lower upward adjustment compared to the population. The formula adjusts for these differences thus improving 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%
1910	1	0.14%
1920	9	1.25%
1930	1	0.14%
1940	7	0.97%
1950	2	0.28%
1960	5	0.69%
1970	12	1.67%
1980	34	4.72%
1990	157	21.81%
2000	239	33.19%
2008	253	35.14%
	720	

Population		
Year Built/Ren	Frequency	% Population
1910	17	0.55%
1920	41	1.33%
1930	19	0.62%
1940	34	1.10%
1950	37	1.20%
1960	56	1.82%
1970	111	3.60%
1980	244	7.92%
1990	935	30.36%
2000	1037	33.67%
2008	549	17.82%
	3080	

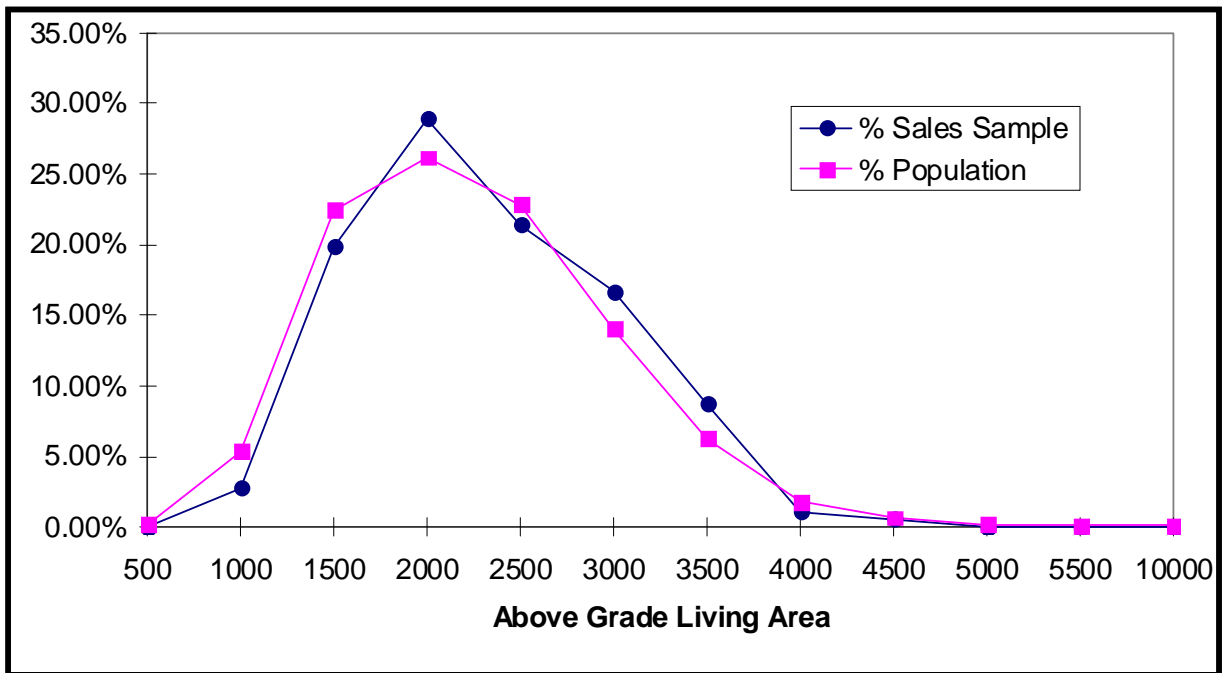


Sales of newer homes are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	2.78%
1500	143	19.86%
2000	208	28.89%
2500	154	21.39%
3000	120	16.67%
3500	63	8.75%
4000	8	1.11%
4500	4	0.56%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	720	

Population		
AGLA	Frequency	% Population
500	6	0.19%
1000	165	5.36%
1500	691	22.44%
2000	805	26.14%
2500	703	22.82%
3000	431	13.99%
3500	192	6.23%
4000	55	1.79%
4500	20	0.65%
5000	6	0.19%
5500	3	0.10%
10000	3	0.10%
	3080	

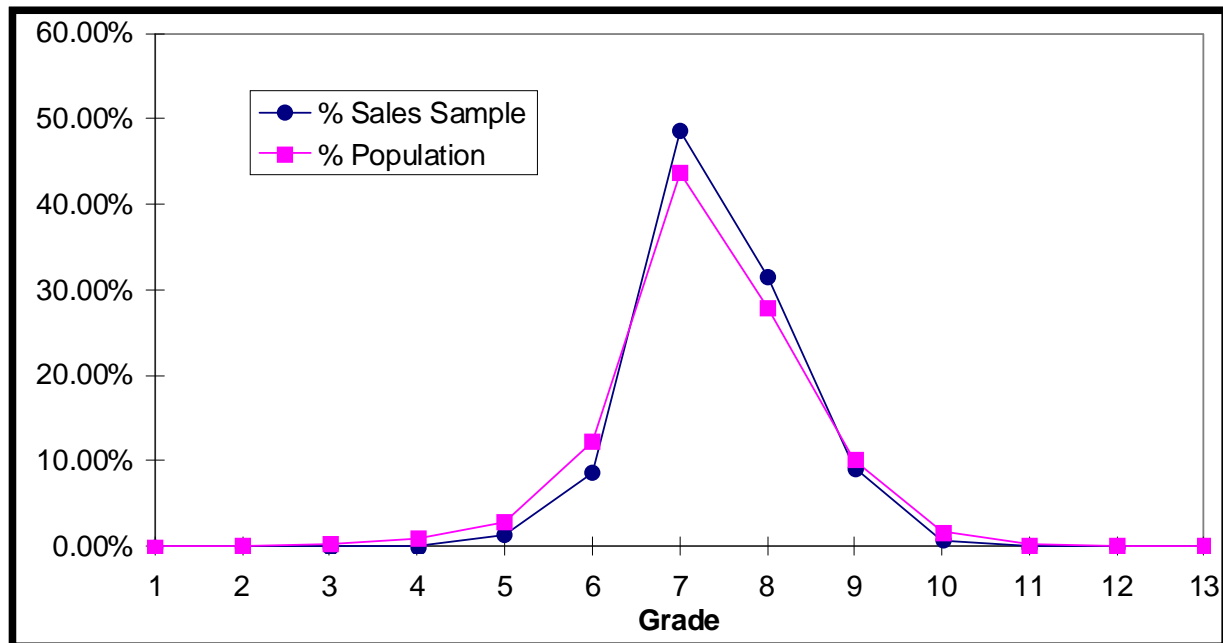


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

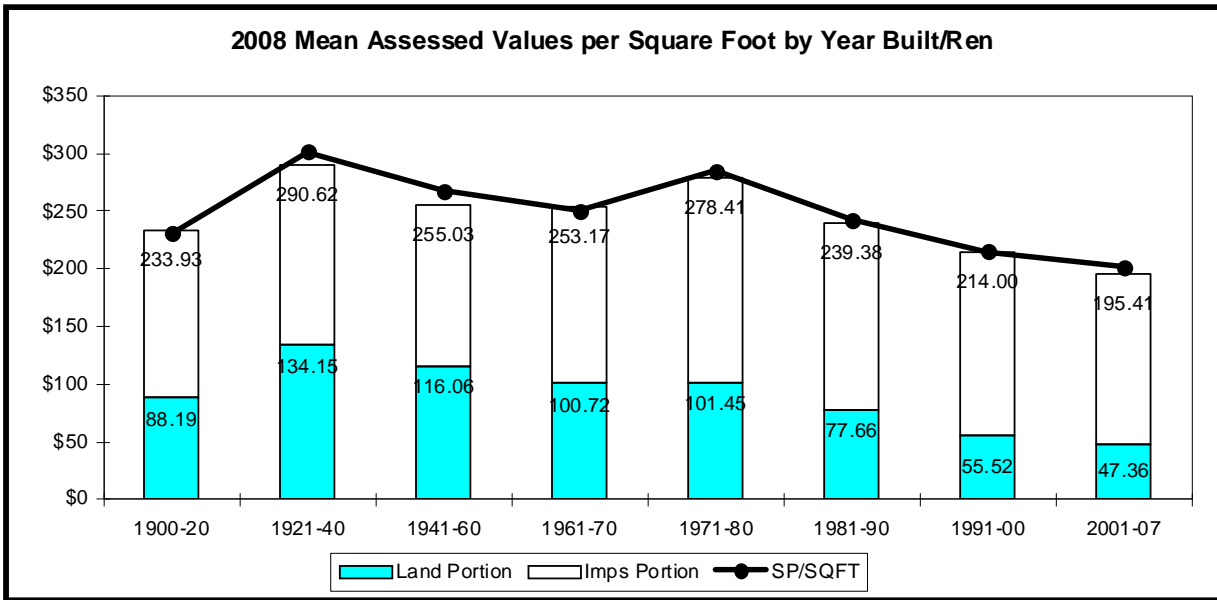
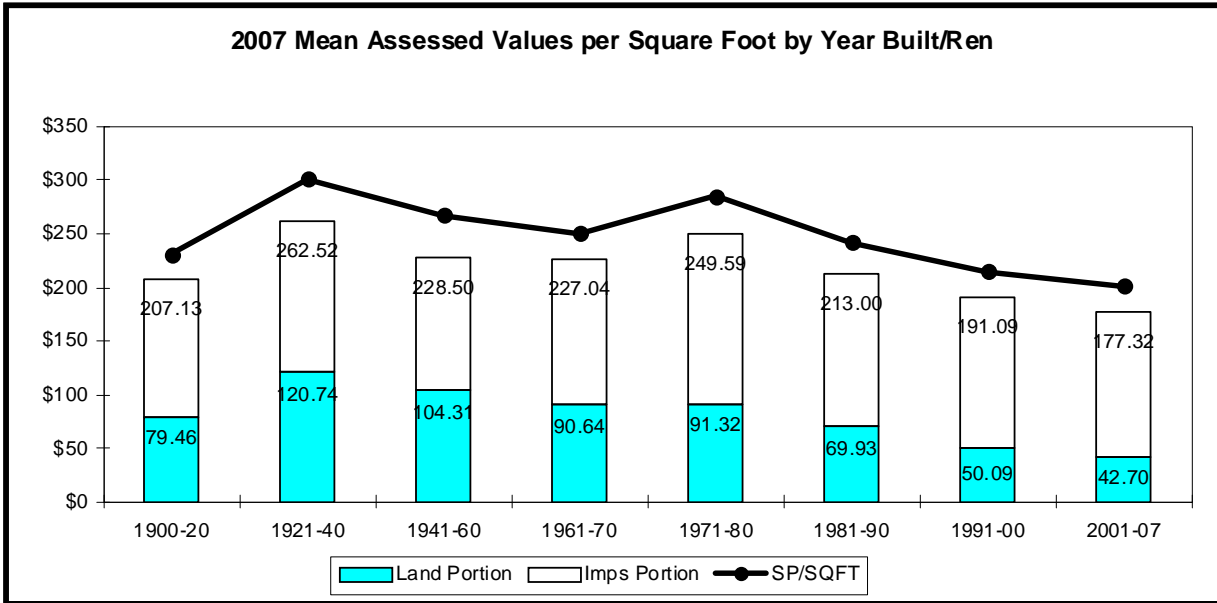
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.39%
6	62	8.61%
7	350	48.61%
8	227	31.53%
9	66	9.17%
10	5	0.69%
11	0	0.00%
12	0	0.00%
13	0	0.00%
720		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.03%
3	8	0.26%
4	29	0.94%
5	87	2.82%
6	378	12.27%
7	1347	43.73%
8	857	27.82%
9	313	10.16%
10	52	1.69%
11	4	0.13%
12	3	0.10%
13	1	0.03%
3080		



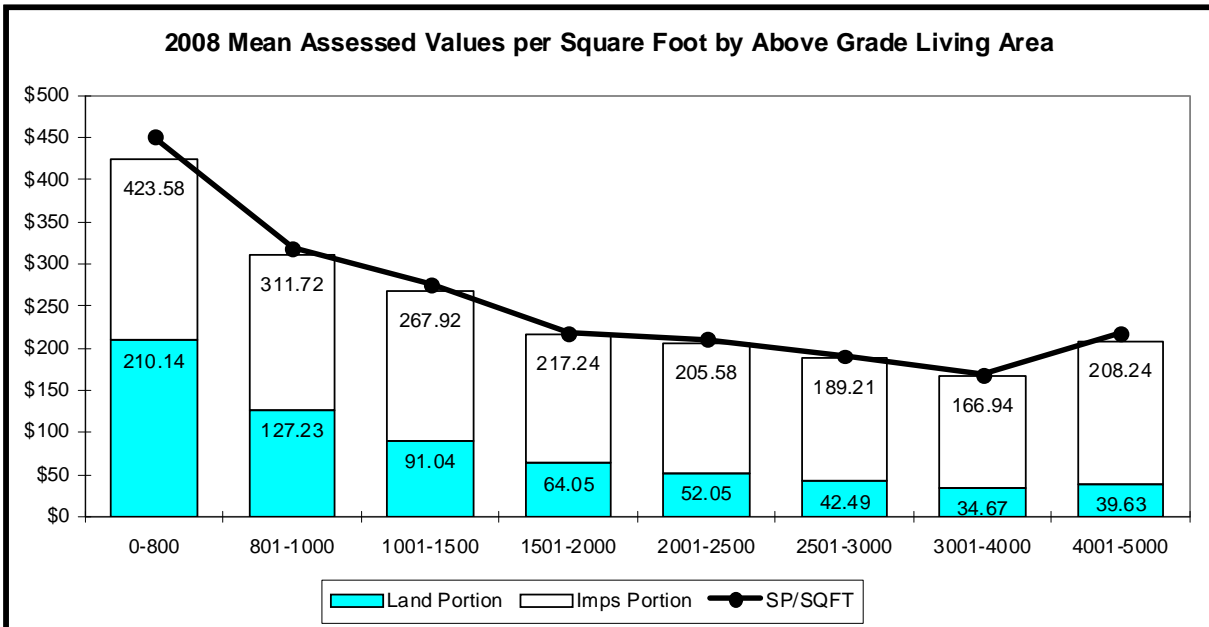
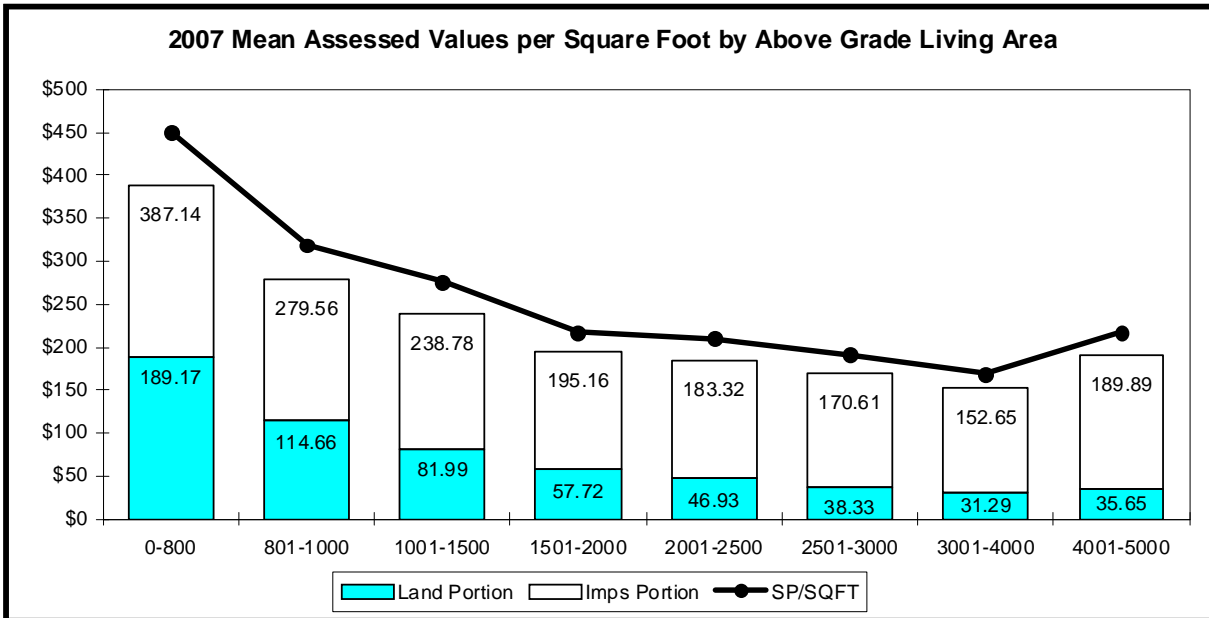
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



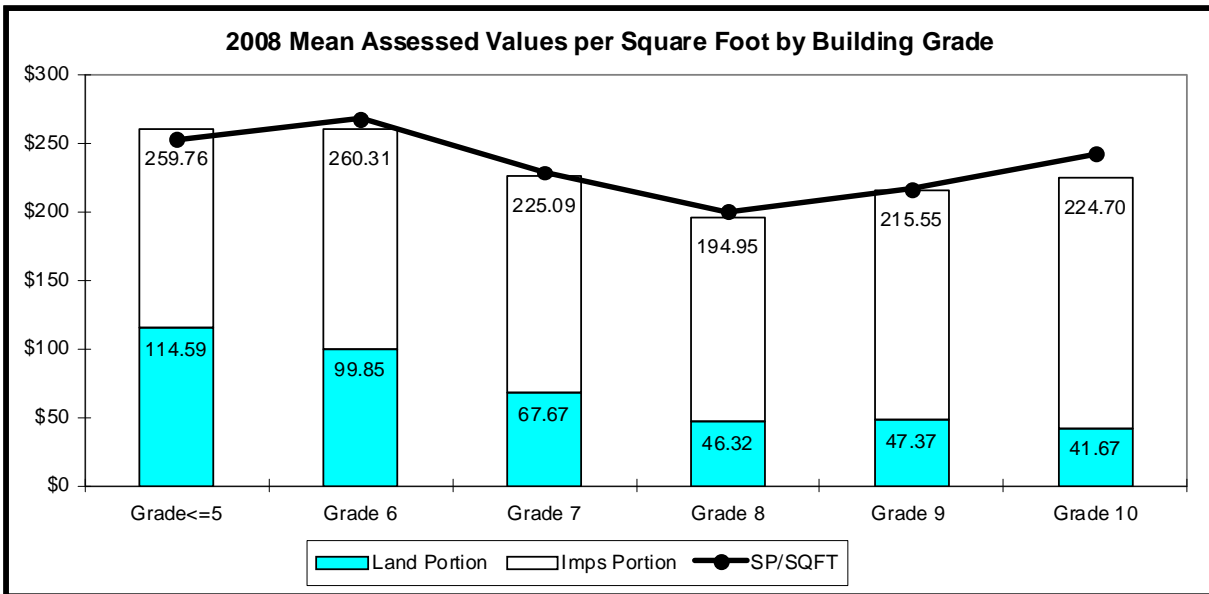
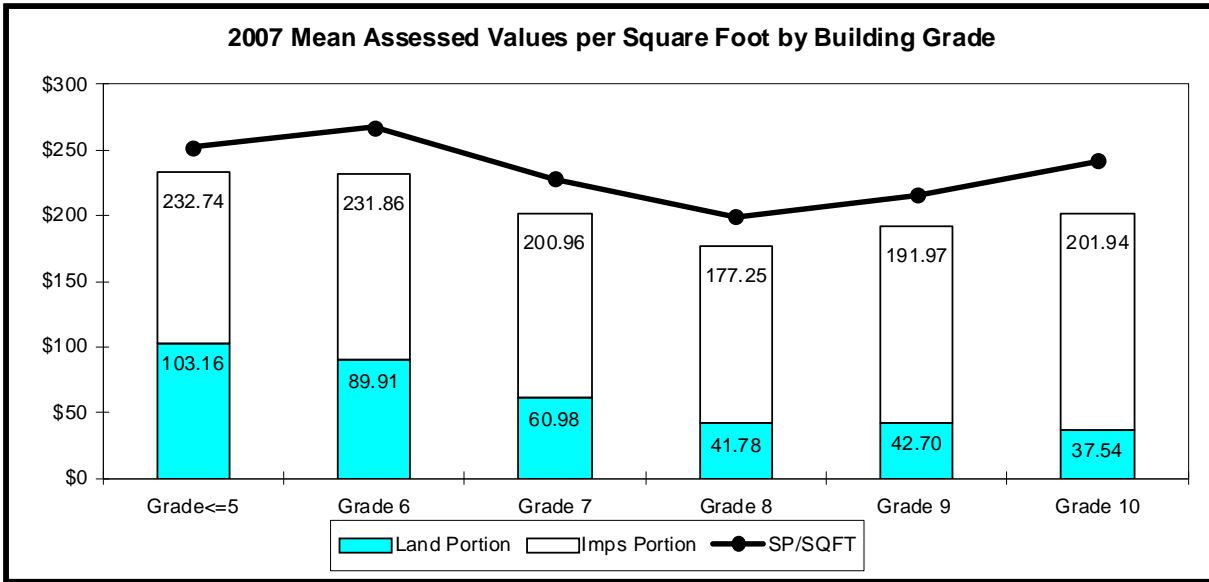
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

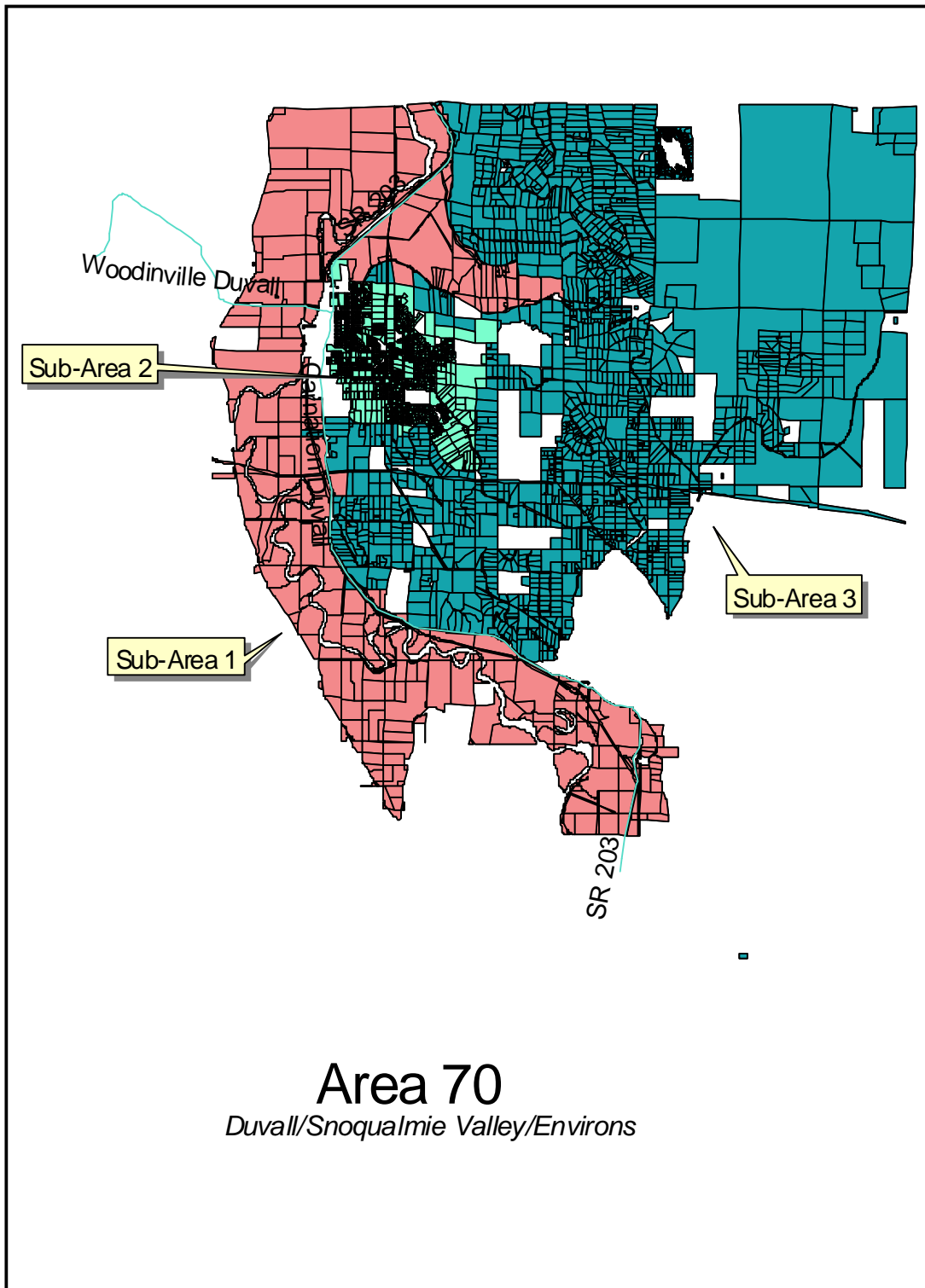


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 5th, 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.

Personnel & Participation

The Annual Update report and analysis were produced by Jeff Darrow, NE Appraiser II. The process and results were reviewed for quality control and administrative purposes by Will Mathews, NE District Senior Appraiser. The results were also reviewed for administrative purposes by Debra Prins, Residential Division Director.

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 40 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% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

$$2008 \text{ Land Value} = 2007 \text{ Land Value} \times 1.115, \text{ with the result rounded down to the next } \$1,000.$$

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 720 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, properties located in Subarea 3 and the plats of Arborwood, Arbutus Ridge, The Ridge and Sierra had a higher overall ratio than rest of the population. Therefore these properties had a lower upward adjustment compared to the population. The derived adjustment formula is:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} / .881096 + .03034204 * \text{Subarea 3} + .07266444 * \text{Arborwood} + .07315787 * \text{ArbutusRidge} + .09764071 * \text{TheRidge} + .08846436 * \text{Sierra}$$

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

$$2008 \text{ Improvements Value} = 2008 \text{ Total Value} \text{ minus } 2008 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the formula for building 1 is used to arrive at new total value.
 - *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”, New land plus previous improvement. (2008 Land Value + Previous Improvement Value).
 - *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

Based on 33 useable Mobile Home sales in Area 70, the following method was used:

2008 Total Value = 2007 total Value * 1.099, 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 70 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)

13.50%

Subarea 3	Yes
% Adjustment	-3.78%
Arborwood (025552)	Yes
% Adjustment	-8.65%
Arbutus Ridge (025555)	Yes
% Adjustment	-8.70%
The Ridge (729799)	Yes
% Adjustment	-11.32%
Sierra (778792)	Yes
% Adjustment	-9.95%

Comments

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

For instance, a parcel located in Subarea 3 would receive approximately a 9.78% upward adjustment (13.5%-3.78%). 1,081 parcels in the improved population would receive this adjustment. There were 127 sales.

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

61% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 70 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
025552	Arborwood	26	26	100%	SE-13-26-6	2	8	2005 thru 2007	Main St and NE Big Rock Rd.
025555	Arbutus Ridge (YrBuilt<>1960)	25	25	100%	NW 13-26-6	2	7	2003 thru 2006	Main St.
729799	The Ridge	11	26	42%	SW 18-26-7	2	8	1999 thru 2000	Main St and NE Big Rock Rd.
778792	Sierra	28	28	100%	NE 19-26-7	2	8	2005 thru 2006	Main St and NE Big Rock Rd.

Area 70 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 0.986.

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.
5	10	0.935	1.045	11.7%	0.917	1.172
6	62	0.867	0.974	12.3%	0.933	1.015
7	350	0.886	0.992	12.0%	0.980	1.005
8	227	0.888	0.976	9.8%	0.960	0.991
9	66	0.886	0.994	12.2%	0.968	1.021
10	5	0.873	0.968	11.0%	0.684	1.252
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1930	11	0.889	1.000	12.5%	0.881	1.118
1931-1960	14	0.852	0.950	11.5%	0.874	1.027
1971-1980	34	0.890	0.994	11.6%	0.941	1.046
1981-1990	157	0.884	0.992	12.2%	0.970	1.014
1991-2000	239	0.888	0.996	12.1%	0.981	1.010
>2000	253	0.884	0.971	9.9%	0.957	0.986
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	2	0.726	0.788	8.5%	-0.753	2.329
Average	699	0.886	0.986	11.3%	0.977	0.995
Good	12	0.872	0.981	12.5%	0.896	1.065
Very Good	7	0.933	1.036	11.0%	0.908	1.163
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	199	0.886	0.994	12.1%	0.975	1.013
1.5	29	0.849	0.943	11.1%	0.896	0.990
2	486	0.887	0.984	11.0%	0.974	0.995
2.5+	6	0.909	1.010	11.0%	0.817	1.203

Area 70 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 0.986.

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.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	3	0.842	0.922	9.4%	0.595	1.248
0801-1000	17	0.876	0.976	11.5%	0.879	1.073
1001-1500	143	0.866	0.971	12.1%	0.949	0.993
1501-2000	208	0.898	0.999	11.3%	0.983	1.015
2001-2500	154	0.869	0.975	12.2%	0.955	0.995
2501-3000	120	0.895	0.992	10.9%	0.971	1.013
3001-4000	71	0.906	0.990	9.3%	0.961	1.018
4001-5000	4	0.874	0.958	9.7%	0.628	1.288
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	650	0.884	0.984	11.4%	0.975	0.994
Y	70	0.904	0.999	10.6%	0.968	1.030
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	707	0.886	0.986	11.3%	0.977	0.995
Y	13	0.866	0.950	9.6%	0.874	1.025
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	1	1.105	1.253	13.4%	N/A	N/A
2	592	0.880	0.983	11.7%	0.973	0.993
3	127	0.907	0.994	9.6%	0.972	1.016
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	21	0.927	0.977	5.3%	0.921	1.032
03000-05000	85	0.886	0.987	11.4%	0.960	1.014
05001-08000	131	0.889	0.993	11.7%	0.971	1.014
08001-12000	176	0.880	0.976	11.0%	0.957	0.995
12001-16000	130	0.874	0.984	12.7%	0.965	1.004
16001-20000	32	0.844	0.952	12.7%	0.900	1.003
20001-30000	24	0.866	0.971	12.2%	0.914	1.028
30001-43559	14	0.833	0.920	10.5%	0.880	0.961
1AC-3AC	42	0.911	1.005	10.3%	0.966	1.044
3.01AC-5AC	32	0.958	1.052	9.8%	1.012	1.092
5.1AC-10AC	28	0.871	0.956	9.7%	0.900	1.012
>10AC	5	1.013	1.117	10.2%	0.999	1.235

Area 70 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 0.986.

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

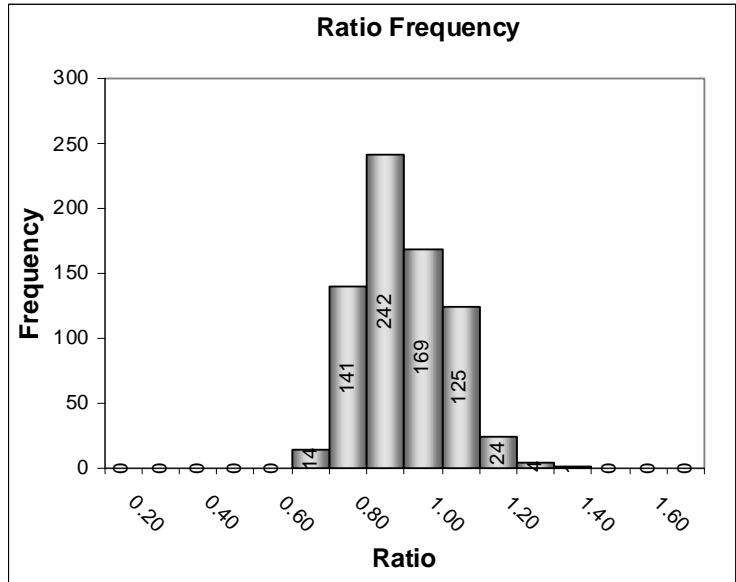
It is difficult to draw valid conclusions when the sales count is low.

Arborwood (025552)	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	694	0.883	0.985	11.5%	0.975	0.994
Y	26	0.950	0.995	4.8%	0.963	1.027
Arbutus Ridge (025555)	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	693	0.884	0.985	11.4%	0.976	0.995
Y	27	0.938	0.981	4.6%	0.931	1.032
The Ridge (729799)	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	709	0.885	0.985	11.4%	0.976	0.995
Y	11	0.969	0.988	2.0%	0.920	1.056
Sierra (778792)	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	689	0.882	0.985	11.7%	0.976	0.995
Y	31	0.956	0.985	3.0%	0.944	1.027

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2007	Date of Report: 06/05/2008	Sales Dates: 1/2005 - 12/2007
Area 70	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	720		
<i>Mean Assessed Value</i>	383,600		
<i>Mean Sales Price</i>	433,200		
<i>Standard Deviation AV</i>	97,800		
<i>Standard Deviation SP</i>	116,995		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.897		
<i>Median Ratio</i>	0.881		
<i>Weighted Mean Ratio</i>	0.886		
UNIFORMITY			
<i>Lowest ratio</i>	0.610		
<i>Highest ratio:</i>	1.305		
<i>Coefficient of Dispersion</i>	10.85%		
<i>Standard Deviation</i>	0.115		
<i>Coefficient of Variation</i>	12.87%		
<i>Price Related Differential (PRD)</i>	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.865		
<i>Upper limit</i>	0.895		
95% Confidence: Mean			
<i>Lower limit</i>	0.889		
<i>Upper limit</i>	0.906		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3080		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.115		
Recommended minimum:	21		
<i>Actual sample size:</i>	720		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	392		
# ratios above mean:	328		
z:	2.385		
Conclusion:	Non-normal		



COMMENTS:

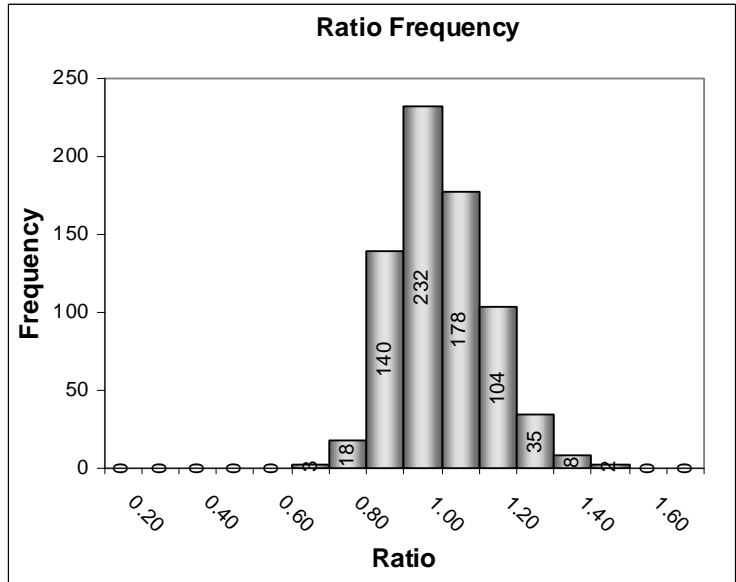
1 to 3 Unit Residences throughout area 70

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2008	Date of Report: 06/05/2008	Sales Dates: 1/2005 - 12/2007
Area 70	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	720
Mean Assessed Value	426,800
Mean Sales Price	433,200
Standard Deviation AV	106,689
Standard Deviation SP	116,995
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.975
Weighted Mean Ratio	0.985
UNIFORMITY	
Lowest ratio	0.685
Highest ratio:	1.480
Coefficient of Dispersion	10.46%
Standard Deviation	0.125
Coefficient of Variation	12.53%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.961
Upper limit	0.996
95% Confidence: Mean	
Lower limit	0.990
Upper limit	1.008
SAMPLE SIZE EVALUATION	
N (population size)	3080
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.125
Recommended minimum:	25
Actual sample size:	720
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	391
# ratios above mean:	329
z:	2.311
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 70

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 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801610	0030	7/25/05	\$229,900	1160	0	7	1987	3	8704	N	N	9425 CARNATION-DUVALL RD NE
002	213070	0860	6/18/07	\$240,000	880	0	5	1939	3	8000	N	N	26536 NE STEPHENS ST
002	213170	0330	7/11/05	\$265,000	920	0	5	1912	3	4269	N	N	26509 NE VALLEY ST
002	213170	0330	1/16/07	\$220,000	920	0	5	1912	3	4269	N	N	26509 NE VALLEY ST
002	213170	0755	8/21/06	\$165,000	990	0	5	1913	3	5109	N	N	26520 NE RING ST
002	212970	0142	7/6/06	\$235,000	1010	0	5	1961	4	25277	N	N	14039 BATTEN RD NE
002	213120	0900	11/21/05	\$259,000	1580	0	5	1942	3	10000	N	N	26910 NE STELLA ST
002	213220	0240	1/20/06	\$299,950	820	300	6	1983	3	7560	N	N	26807 NE ANDERSON ST
002	213220	0020	2/13/06	\$207,000	840	300	6	1985	3	7505	N	N	26920 NE BIRD ST
002	213220	0530	5/2/06	\$330,000	840	430	6	1985	3	7503	N	N	26720 NE BIRD ST
002	213220	0210	2/27/06	\$330,000	990	0	6	1986	3	7560	N	N	26806 NE BEADONHALL ST
002	213220	0210	9/20/05	\$220,000	990	0	6	1986	3	7560	N	N	26806 NE BEADONHALL ST
002	213070	1741	9/15/05	\$275,000	1000	0	6	1980	3	7503	N	N	26625 NE STELLA ST
002	213070	2185	5/27/05	\$215,000	1010	0	6	1910	5	4278	N	N	26721 NE VIRGINIA ST
002	213170	0843	9/26/07	\$315,000	1010	0	6	1977	3	10000	N	N	26616 NE RING ST
002	213220	0280	6/6/05	\$272,500	1030	240	6	1985	3	7908	N	N	26831 NE ANDERSON ST
002	213120	1075	1/11/05	\$245,950	1040	0	6	1912	4	5970	N	N	26801 NE STELLA ST
002	213170	1086	3/28/05	\$219,950	1040	0	6	1969	3	7500	N	N	26628 NE VALLEY ST
002	382120	0060	6/12/06	\$332,500	1040	200	6	1980	3	10170	N	N	14816 KENNEDY PL NE
002	213070	2180	6/15/05	\$289,950	1080	440	6	1989	3	7687	Y	N	15825 3RD AVE NE
002	025555	0080	8/20/07	\$252,000	1090	0	6	1960	5	2611	N	N	26422 NE ANDERSON ST
002	213170	1485	9/14/06	\$307,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213170	1485	6/6/05	\$252,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213220	0120	2/23/07	\$329,950	1090	340	6	1982	3	7505	N	N	26819 NE BEADONHALL ST
002	213220	0150	7/8/05	\$289,950	1090	520	6	1981	3	11238	N	N	16015 4TH AVE NE
002	213070	2310	4/4/05	\$247,000	1110	0	6	1986	3	8451	N	N	26735 NE BIRD ST
002	213120	1095	6/28/06	\$349,500	1110	490	6	1988	3	7500	Y	N	26816 NE STEPHENS CT
002	213120	1060	3/8/07	\$345,000	1160	0	6	1914	3	10000	N	N	26813 NE STELLA ST
002	213120	1060	4/6/06	\$267,000	1160	0	6	1914	3	10000	N	N	26813 NE STELLA ST
002	213070	1105	8/3/06	\$382,500	1170	1170	6	1977	3	7600	Y	N	15827 2ND AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213120	0045	11/15/06	\$309,000	1170	0	6	1982	3	4916	N	N	26907 NE BIRD ST
002	213220	0430	2/14/05	\$211,000	1200	0	6	1983	3	7504	N	N	26742 NE BEADONHALL ST
002	213070	1795	6/20/05	\$335,000	1220	0	6	1938	4	11200	Y	N	26604 NE STEPHENS ST
002	213170	1130	9/13/06	\$299,950	1240	0	6	1987	3	10000	N	N	26621 NE VALLEY ST
002	213170	0800	8/14/07	\$299,735	1270	0	6	1950	4	10900	N	N	26635 NE STEPHENS ST
002	213070	2005	12/13/05	\$276,000	1300	0	6	1977	3	8800	N	N	26709 NE CHERRY ST
002	213220	0520	1/5/06	\$306,950	1320	0	6	1985	3	7503	N	N	26726 NE BIRD ST
002	213120	0270	6/11/07	\$342,950	1330	0	6	1978	3	10000	N	N	26923 NE VIRGINIA ST
002	213170	0510	9/26/06	\$285,000	1330	0	6	1913	4	5997	N	N	26520 NE VALLEY ST
002	213220	0350	9/22/06	\$310,000	1340	0	6	1981	3	7500	Y	N	26736 NE ANDERSON ST
002	213170	0715	5/7/07	\$390,000	1350	0	6	1956	3	11483	N	N	26431 NE STEPHENS ST
002	213220	0130	6/10/05	\$220,000	1350	0	6	1981	3	9169	N	N	26825 NE BEADONHALL ST
002	213170	0715	4/13/06	\$315,000	1350	0	6	1956	3	11483	N	N	26431 NE STEPHENS ST
002	213120	0700	10/19/07	\$352,500	1370	0	6	1977	3	7500	N	N	26930 NE CHERRY ST
002	213070	1965	9/27/07	\$347,950	1380	0	6	1987	3	10000	N	N	15631 3RD AVE NE
002	213070	1965	10/5/06	\$305,000	1380	0	6	1987	3	10000	N	N	15631 3RD AVE NE
002	213170	1420	8/22/05	\$287,245	1450	0	6	1911	4	10681	N	N	15118 BROADWAY AVE NE
002	132606	9057	8/30/05	\$800,000	1600	0	6	1987	2	291184	N	N	15815 275TH AVE NE
002	132606	9121	1/5/07	\$460,000	1850	0	6	1987	3	81457	Y	N	15920 4TH AVE NE
002	213120	0540	11/6/06	\$339,000	1880	0	6	1970	3	10000	N	N	26841 NE STEWART ST
002	213120	0290	6/8/05	\$304,500	1900	0	6	1978	3	7500	N	N	26915 NE VIRGINIA ST
002	212970	0150	4/5/06	\$499,950	1920	0	6	1982	3	463914	N	N	14131 BATTEN RD NE
002	213120	0955	5/12/05	\$347,000	1970	0	6	1968	3	10502	Y	N	26932 NE STELLA ST
002	213120	0766	3/1/06	\$307,000	2320	0	6	1976	3	7500	N	N	26831 NE CHERRY ST
002	213070	0995	3/16/05	\$279,000	2680	0	6	1977	3	10247	N	N	26537 NE STEWART ST
002	140281	0140	6/22/07	\$324,950	1050	0	7	1986	3	10072	N	N	27124 NE MILLER ST
002	151800	0030	2/9/06	\$355,000	1070	740	7	2001	3	3798	N	N	15029 276TH PL NE
002	151800	0030	8/10/07	\$351,000	1070	740	7	2001	3	3798	N	N	15029 276TH PL NE
002	151800	0160	12/19/05	\$322,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	151800	0140	7/22/05	\$290,000	1070	740	7	2002	3	3140	N	N	27711 NE 150TH PL
002	151800	0280	3/9/06	\$330,000	1080	500	7	2001	3	3916	N	N	27621 NE 151ST PL

**Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213020	0250	7/3/05	\$305,500	1080	0	7	1986	3	12075	N	N	27515 NE 143RD ST
002	140281	0100	1/27/05	\$240,000	1090	0	7	1986	3	9940	N	N	27131 NE MILLER ST
002	140281	0170	8/17/05	\$223,000	1090	0	7	1986	3	10094	N	N	27034 NE MILLER ST
002	151800	0200	9/22/06	\$369,990	1090	650	7	2001	3	4000	N	N	15030 277TH PL NE
002	151800	0040	6/22/06	\$357,500	1090	650	7	2001	3	4320	N	N	15021 276TH PL NE
002	151800	0220	3/3/06	\$340,000	1090	650	7	2002	3	3956	N	N	15114 277TH PL NE
002	151800	0110	9/1/05	\$304,150	1090	650	7	2001	3	3192	N	N	27631 NE 150TH PL
002	378240	0350	9/9/05	\$295,500	1090	0	7	1989	3	9656	N	N	26627 NE MILLER ST
002	732620	0080	7/18/07	\$365,950	1090	0	7	2000	3	4731	N	N	15118 279TH LN NE
002	732620	0160	5/16/07	\$367,000	1090	490	7	2001	3	4711	N	N	15125 279TH PL NE
002	732620	0020	10/2/06	\$344,900	1090	0	7	2000	3	5227	N	N	15133 279TH LN NE
002	011290	0130	11/7/07	\$380,600	1100	0	7	2000	3	4600	N	N	15108 279TH PL NE
002	011290	0150	6/6/05	\$296,605	1100	0	7	2000	3	4644	N	N	15120 279TH PL NE
002	140281	0110	4/14/06	\$320,000	1110	0	7	1986	3	10089	N	N	27137 NE MILLER ST
002	213020	0330	6/6/07	\$349,900	1110	0	7	1987	3	14210	N	N	14212 278TH AVE NE
002	213001	0060	5/16/07	\$365,000	1130	0	7	1985	3	14016	N	N	14508 273RD PL NE
002	213070	1440	11/14/07	\$374,000	1150	560	7	1978	3	8700	N	N	15828 2ND AVE NE
002	140281	0150	6/4/07	\$320,000	1160	0	7	1986	3	10079	N	N	27116 NE MILLER ST
002	140281	0200	9/12/06	\$324,950	1160	0	7	1986	3	13694	N	N	14708 3RD CT NE
002	213041	0060	7/18/07	\$380,000	1170	320	7	1987	3	10908	N	N	27020 NE RING ST
002	378240	0330	5/16/07	\$409,000	1170	480	7	1989	3	9845	N	N	26615 NE MILLER ST
002	378240	0010	1/16/07	\$381,000	1170	390	7	1989	3	9833	N	N	26734 NE MILLER ST
002	378240	0400	11/2/05	\$355,000	1170	390	7	1989	3	9656	N	N	26733 NE MILLER ST
002	378240	0340	1/11/06	\$349,950	1170	480	7	1989	3	9656	N	N	26621 NE MILLER ST
002	732580	0202	6/8/07	\$400,000	1170	1130	7	1971	3	22803	Y	N	26670 NE 143RD PL
002	213170	1640	10/31/06	\$340,000	1190	0	7	1977	3	10000	Y	N	26712 NE RICHARDSON ST
002	025555	0070	8/23/06	\$362,835	1200	730	7	2006	3	3031	Y	N	26418 NE ANDERSON ST
002	213170	1075	10/16/06	\$327,000	1210	0	7	1932	4	5000	N	N	15210 2ND AVE NE
002	378240	0120	7/18/07	\$455,000	1220	1000	7	1989	3	10424	Y	N	14625 2ND PL NE
002	378240	0140	2/25/05	\$315,250	1220	1000	7	1989	3	12198	N	N	14611 2ND PL NE
002	132606	9195	6/13/07	\$361,700	1230	0	7	1988	3	10142	N	N	14801 DOUGHERTY PL NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213042	0050	3/19/07	\$385,000	1230	320	7	1988	3	9604	N	N	26830 NE DOROTHY ST
002	213170	0546	7/19/06	\$360,000	1230	900	7	1978	3	7500	N	N	26525 NE RING ST
002	382120	0070	4/4/07	\$425,000	1230	1020	7	1980	4	10170	N	N	14832 KENNEDY PL NE
002	639780	0100	11/7/05	\$308,000	1270	290	7	1977	4	6714	N	N	14914 276TH PL NE
002	155990	0120	10/26/07	\$404,000	1300	910	7	1996	3	8306	N	N	16324 3RD AVE NE
002	155990	0120	10/25/05	\$345,000	1300	910	7	1996	3	8306	N	N	16324 3RD AVE NE
002	213020	0310	6/6/07	\$375,000	1310	0	7	1987	3	14370	N	N	14340 275TH AVE NE
002	213020	0310	3/4/05	\$258,000	1310	0	7	1987	3	14370	N	N	14340 275TH AVE NE
002	213042	0070	10/27/06	\$339,950	1330	0	7	1988	3	9696	N	N	15030 3RD LN NE
002	213170	1410	1/28/07	\$355,000	1340	0	7	1990	3	5000	N	N	26710 NE PARK ST
002	213020	0160	8/14/06	\$342,950	1350	0	7	1986	3	11805	N	N	14329 275TH AVE NE
002	132606	9206	6/13/05	\$378,000	1360	330	7	1994	3	22683	N	N	26606 NE KENNEDY DR
002	213020	0220	8/7/06	\$335,000	1360	0	7	1987	3	12000	N	N	27606 NE 142ND PL
002	213020	0340	5/15/06	\$326,000	1360	0	7	1987	3	14300	N	N	14230 278TH AVE NE
002	213300	0080	7/25/05	\$310,000	1360	0	7	1988	3	11203	N	N	14324 277TH PL NE
002	378240	0210	8/22/07	\$355,000	1360	570	7	1988	3	9656	N	N	26711 NE COMEGYS ST
002	639780	0010	2/10/06	\$339,950	1360	0	7	2002	3	2952	N	N	14933 276TH PL NE
002	213020	0030	9/22/05	\$315,000	1370	0	7	1987	3	11200	N	N	27625 NE 142ND PL
002	213020	0190	12/2/05	\$284,400	1370	0	7	1987	3	11376	N	N	27710 NE 142ND PL
002	667292	0190	4/13/05	\$285,000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE
002	025555	0260	8/29/07	\$375,000	1380	0	7	2004	3	2623	N	N	26532 NE ANDERSON ST
002	025555	0240	3/28/06	\$305,000	1380	0	7	2004	3	2574	N	N	26524 NE ANDERSON ST
002	025555	0250	2/8/05	\$244,550	1380	0	7	2004	3	2574	N	N	26528 NE ANDERSON ST
002	025555	0260	2/3/05	\$237,950	1380	0	7	2004	3	2623	N	N	26532 NE ANDERSON ST
002	025555	0240	3/2/05	\$234,950	1380	0	7	2004	3	2574	N	N	26524 NE ANDERSON ST
002	213300	0140	5/8/06	\$343,000	1400	0	7	1988	3	15670	N	N	14310 276TH AVE NE
002	213300	0140	2/8/06	\$305,000	1400	0	7	1988	3	15670	N	N	14310 276TH AVE NE
002	379340	0090	7/13/06	\$420,000	1410	680	7	1998	3	14092	N	N	27511 NE 141ST CT
002	379341	0140	7/31/07	\$385,000	1410	680	7	1999	3	13091	N	N	27610 NE 140TH CT
002	213070	1520	11/20/06	\$371,500	1430	0	7	1984	3	7666	Y	N	26639 NE STEWART ST
002	155990	0110	3/2/05	\$249,900	1440	0	7	1995	3	6443	Y	N	16330 3RD AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	952650	0120	12/1/05	\$380,000	1450	640	7	2001	3	9945	N	N	27303 NE 155TH PL
002	132606	9196	4/1/05	\$298,000	1460	0	7	1988	3	10194	N	N	14802 DOUGHERTY PL NE
002	151800	0050	4/20/06	\$349,900	1470	0	7	2002	3	3071	N	N	27603 NE 150TH PL
002	378240	0070	11/1/05	\$325,950	1470	0	7	1989	3	9793	N	N	26622 NE MILLER ST
002	379340	0370	9/9/05	\$326,500	1470	0	7	1998	3	11859	N	N	27531 NE 140TH PL
002	132606	9189	3/9/06	\$332,500	1480	0	7	1988	3	11001	N	N	14802 4TH PL NE
002	155990	0150	6/23/06	\$339,950	1480	0	7	1995	3	6536	Y	N	16310 3RD AVE NE
002	213301	0170	6/22/06	\$367,000	1480	0	7	1989	3	14859	N	N	14322 278TH AVE NE
002	378240	0080	1/2/06	\$319,950	1480	0	7	1989	3	9656	N	N	26616 NE MILLER ST
002	213001	0070	12/14/06	\$350,000	1490	0	7	1985	3	14041	N	N	14504 273RD PL NE
002	213170	0975	4/14/06	\$296,950	1490	0	7	1977	3	7500	N	N	26628 NE RICHARDSON ST
002	667291	0050	7/21/06	\$362,000	1500	0	7	1986	3	11236	N	N	14115 278TH AVE NE
002	667293	0010	8/6/07	\$410,000	1500	0	7	1988	3	11254	N	N	14025 279TH LN NE
002	011290	0210	4/25/06	\$359,950	1510	0	7	2000	3	3577	N	N	15110 279TH LN NE
002	213190	0150	2/12/07	\$399,990	1510	0	7	1982	3	31891	N	N	27121 NE 144TH PL
002	011290	0170	2/26/07	\$364,750	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
002	011290	0260	6/16/06	\$349,950	1520	0	7	2000	3	3891	N	N	27826 NE 151ST ST
002	011290	0160	12/14/07	\$359,950	1530	0	7	2001	3	3898	N	N	15119 279TH PL NE
002	011290	0220	8/28/06	\$354,000	1530	0	7	2001	3	3898	N	N	15114 279TH LN NE
002	378240	0220	7/24/07	\$331,355	1530	0	7	1988	3	9656	N	N	26717 NE COMEGYS ST
002	667293	0270	7/2/07	\$389,000	1530	0	7	1987	3	14000	N	N	14031 280TH LN NE
002	667293	0270	9/13/05	\$321,500	1530	0	7	1987	3	14000	N	N	14031 280TH LN NE
002	732620	0140	4/17/06	\$352,000	1530	0	7	2001	3	4699	N	N	27931 NE 152ND ST
002	187550	0100	2/7/06	\$415,000	1540	0	7	1994	3	16295	N	N	14028 282ND LN NE
002	011290	0190	7/7/06	\$372,500	1550	0	7	2000	3	3777	N	N	27908 NE 151ST ST
002	011290	0230	7/12/05	\$315,000	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
002	732620	0270	12/4/06	\$375,000	1550	0	7	2001	3	4544	N	N	27928 NE 152ND ST
002	732620	0190	7/25/06	\$372,500	1550	0	7	2001	3	4553	N	N	15124 279TH PL NE
002	732620	0030	10/6/06	\$362,000	1550	0	7	2000	3	5401	N	N	15129 279TH LN NE
002	732620	0240	6/20/06	\$362,000	1550	0	7	2001	3	4393	N	N	15210 279TH PL NE
002	732620	0110	11/20/06	\$359,950	1550	0	7	2001	3	4411	N	N	27915 NE 152ND ST

**Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	732620	0210	1/10/05	\$274,000	1550	0	7	2001	3	4507	N	N	15132 279TH PL NE
002	732620	0040	2/25/05	\$270,000	1550	0	7	2000	3	3849	N	N	15127 279TH LN NE
002	132606	9190	2/21/06	\$328,000	1560	0	7	1989	3	10196	N	N	14804 4TH PL NE
002	378240	0260	9/11/06	\$372,500	1560	0	7	1988	3	9656	N	N	26724 NE COMEGYS ST
002	025555	0090	11/18/05	\$318,500	1570	0	7	2005	3	3232	Y	N	26430 NE ANDERSON ST
002	025555	0210	6/23/05	\$264,000	1570	0	7	2005	3	2607	N	N	26510 NE ANDERSON ST
002	025555	0230	6/23/05	\$259,950	1570	0	7	2005	3	2577	N	N	26520 NE ANDERSON ST
002	025555	0090	8/16/05	\$260,000	1570	0	7	2005	3	3232	Y	N	26430 NE ANDERSON ST
002	151800	0020	1/13/06	\$312,000	1570	0	7	2000	3	3754	N	N	15105 276TH PL NE
002	151800	0080	1/14/05	\$268,000	1570	0	7	2001	3	3143	N	N	27619 NE 150TH PL
002	155990	0070	8/22/05	\$310,000	1570	0	7	1994	3	7408	N	N	26807 NE 164TH ST
002	346060	0130	6/22/07	\$388,000	1570	0	7	1989	3	13774	N	N	27323 NE 153RD PL
002	379340	0120	12/6/07	\$430,000	1570	0	7	1998	3	14057	N	N	27514 NE 141ST PL
002	379340	0170	12/1/06	\$394,000	1570	0	7	1998	3	14302	N	N	27538 NE 141ST PL
002	151800	0210	10/25/06	\$370,000	1580	0	7	2002	3	3954	N	N	15106 277TH PL NE
002	379340	0040	11/10/06	\$410,000	1580	0	7	1999	3	13991	N	N	27528 NE 141ST CT
002	379340	0040	7/19/05	\$345,000	1580	0	7	1999	3	13991	N	N	27528 NE 141ST CT
002	379340	0330	7/8/05	\$330,000	1580	0	7	1998	3	11598	N	N	27525 NE 140TH CT
002	025555	0200	4/21/05	\$268,500	1590	0	7	2005	3	3456	Y	N	26504 NE ANDERSON ST
002	025555	0220	5/16/05	\$259,950	1590	0	7	2005	3	2607	N	N	26514 NE ANDERSON ST
002	132606	9157	4/12/07	\$380,000	1590	0	7	1982	4	20867	N	N	26625 NE KENNEDY DR
002	382035	0120	1/5/05	\$274,000	1590	0	7	2000	3	3359	N	N	14821 1ST AVE NE
002	151800	0260	6/16/06	\$372,600	1600	0	7	2001	3	3799	N	N	27629 NE 151ST PL
002	151800	0330	12/5/07	\$368,950	1600	0	7	2001	3	3800	N	N	27706 NE 150TH PL
002	011290	0080	8/8/07	\$380,950	1620	0	7	2000	3	5031	N	N	27915 NE 151ST ST
002	379340	0060	6/21/05	\$331,950	1620	0	7	1998	3	14007	N	N	27533 NE 141ST CT
002	667293	0090	10/11/06	\$370,000	1620	0	7	1987	3	18069	N	N	28003 NE 140TH PL
002	667293	0240	5/4/07	\$389,000	1630	0	7	1987	3	15035	N	N	14115 280TH LN NE
002	667293	0210	8/11/06	\$363,250	1630	0	7	1988	3	14214	N	N	14114 280TH LN NE
002	667293	0190	6/28/05	\$278,000	1630	0	7	1988	3	16121	N	N	14102 280TH LN NE
002	379340	0220	7/31/07	\$429,900	1640	0	7	1998	3	14004	N	N	27519 NE 141ST PL

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	667292	0020	10/4/06	\$385,000	1650	0	7	1987	3	14013	N	N	27815 NE 141ST ST
002	011290	0020	8/4/05	\$305,000	1660	0	7	2001	3	5128	Y	N	27811 NE 151ST ST
002	132606	9209	8/22/07	\$384,950	1660	0	7	1995	3	14450	N	N	27415 NE 153RD PL
002	025555	0150	12/22/05	\$335,000	1670	0	7	2005	3	3002	Y	N	16110 1ST AVE NE
002	011290	0060	8/4/06	\$365,000	1680	0	7	2001	3	5031	N	N	27901 NE 151ST ST
002	213042	0150	4/18/05	\$304,990	1680	0	7	1988	3	10383	N	N	15031 3RD LN NE
002	025555	0180	8/22/06	\$399,500	1690	410	7	2005	3	2952	Y	N	16124 1ST AVE NE
002	025555	0160	8/16/07	\$380,000	1690	410	7	2005	3	2952	Y	N	16114 1ST AVE NE
002	025555	0170	11/17/05	\$318,095	1690	410	7	2005	3	2952	Y	N	16118 1ST AVE NE
002	025555	0180	11/1/05	\$314,320	1690	410	7	2005	3	2952	Y	N	16124 1ST AVE NE
002	025555	0160	12/23/05	\$314,000	1690	410	7	2005	3	2952	Y	N	16114 1ST AVE NE
002	025555	0190	10/6/05	\$259,322	1690	410	7	2005	3	3574	Y	N	16128 1ST AVE NE
002	667293	0280	6/19/06	\$367,500	1690	0	7	1988	3	14001	N	N	14023 280TH LN NE
002	213120	1145	4/24/06	\$361,500	1700	0	7	1991	3	7500	N	N	26918 NE STEPHENS CT
002	378240	0180	5/14/07	\$389,950	1700	0	7	1989	3	9656	N	N	26619 NE COMEGYS ST
002	378240	0180	7/27/06	\$375,000	1700	0	7	1989	3	9656	N	N	26619 NE COMEGYS ST
002	011290	0180	8/5/05	\$315,000	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
002	155990	0130	8/24/05	\$365,000	1720	450	7	1997	3	7643	N	N	16320 3RD AVE NE
002	732620	0010	6/7/05	\$298,000	1720	0	7	2000	3	4980	N	N	27807 NE 152ND ST
002	667293	0250	9/27/05	\$345,000	1740	0	7	1987	3	14048	N	N	14107 280TH LN NE
002	025555	0060	7/10/06	\$344,254	1750	0	7	2006	3	2532	Y	N	16205 MAIN VIEW LN NE
002	213040	0010	8/22/06	\$415,000	1750	0	7	1999	3	9046	N	N	15420 3RD AVE NE
002	155990	0310	1/10/07	\$400,000	1760	0	7	1995	3	7926	N	N	26803 NE 163RD ST
002	155990	0140	9/8/05	\$349,950	1760	0	7	1995	3	9621	N	N	16314 3RD AVE NE
002	155990	0080	8/8/05	\$326,500	1760	0	7	1995	3	7023	N	N	26811 NE 164TH ST
002	151800	0310	9/9/06	\$369,950	1770	0	7	2001	3	3800	N	N	27630 NE 150TH PL
002	151800	0190	5/9/05	\$293,000	1770	0	7	2001	3	4447	N	N	15024 277TH PL NE
002	213301	0110	4/8/05	\$320,000	1770	0	7	1990	3	13168	N	N	14307 279TH PL NE
002	952650	0030	9/19/07	\$419,950	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
002	952650	0030	9/8/05	\$347,900	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
002	378240	0020	6/5/06	\$389,950	1780	0	7	1989	3	9748	N	N	26726 NE MILLER ST

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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	639780	0060	3/7/06	\$372,500	1780	0	7	2002	3	5226	N	N	14905 276TH PL NE
002	639780	0060	4/26/05	\$304,000	1780	0	7	2002	3	5226	N	N	14905 276TH PL NE
002	155990	0200	8/30/06	\$350,000	1800	0	7	1995	3	4500	N	N	26812 NE 163RD ST
002	155990	0090	2/18/05	\$298,000	1800	0	7	1995	3	6049	Y	N	26815 NE 164TH ST
002	080830	0590	10/7/05	\$385,000	1810	0	7	1999	3	6930	N	N	28327 NE 138TH PL
002	080830	0600	11/30/05	\$385,450	1810	0	7	1999	3	6930	N	N	28323 NE 138TH PL
002	080830	0580	12/19/05	\$370,000	1810	0	7	1999	3	6930	N	N	28331 NE 138TH PL
002	151800	0300	1/24/05	\$277,000	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
002	952650	0040	6/1/07	\$485,000	1810	600	7	2001	3	10748	N	N	27412 NE 155TH PL
002	952650	0110	6/2/05	\$385,000	1810	600	7	2001	3	7806	N	N	15513 273RD AVE NE
002	382035	0020	5/31/06	\$356,000	1820	0	7	1999	3	3899	N	N	14828 1ST AVE NE
002	382035	0070	2/17/05	\$295,000	1820	0	7	1999	3	3134	N	N	14831 1ST AVE NE
002	382035	0060	10/10/06	\$399,000	1825	0	7	2001	3	3909	N	N	14804 1ST AVE NE
002	382035	0040	3/12/05	\$292,000	1825	0	7	2001	3	3938	N	N	14816 1ST AVE NE
002	151800	0180	11/15/07	\$370,000	1830	0	7	2001	3	4652	N	N	15018 277TH PL NE
002	151800	0180	9/9/05	\$330,000	1830	0	7	2001	3	4652	N	N	15018 277TH PL NE
002	213070	2350	3/8/06	\$319,675	1830	0	7	1978	3	7800	N	N	26708 NE VIRGINIA ST
002	213301	0220	7/7/06	\$399,000	1830	0	7	1989	3	11000	N	N	14237 278TH AVE NE
002	182607	9051	9/14/06	\$395,000	1840	860	7	1983	3	207781	N	N	28523 NE 147TH PL
002	103800	0060	11/7/07	\$426,950	1840	620	7	2001	3	6608	Y	N	26424 NE KENNEDY DR
002	132606	9191	12/13/06	\$404,000	1840	0	7	1989	3	9781	N	N	14818 4TH PL NE
002	187550	0140	8/21/06	\$445,000	1840	0	7	1994	3	14002	N	N	14020 282ND CT NE
002	382035	0180	4/27/07	\$405,950	1850	0	7	2001	3	4311	N	N	14805 1ST AVE NE
002	346060	0090	3/22/07	\$428,000	1860	0	7	1989	3	14061	N	N	27301 NE 153RD PL
002	346060	0120	10/19/06	\$379,100	1860	0	7	1989	3	13549	N	N	27315 NE 153RD PL
002	346060	0100	6/16/06	\$372,500	1860	0	7	1989	3	14075	N	N	27303 NE 153RD PL
002	346060	0070	6/9/05	\$332,250	1860	0	7	1989	3	13875	N	N	27306 NE 153RD PL
002	378240	0250	4/26/05	\$315,000	1870	0	7	1988	3	9768	N	N	26732 NE COMEGYS ST
002	155990	0300	6/1/06	\$384,900	1880	0	7	1994	3	6300	N	N	26809 NE 163RD ST
002	379340	0140	4/6/06	\$408,000	1880	0	7	1998	3	15994	N	N	27526 NE 141ST PL
002	639780	0050	6/23/06	\$380,000	1880	0	7	2002	3	6566	N	N	14911 276TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	155990	0210	10/21/05	\$335,000	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	155990	0210	4/28/05	\$299,950	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	187550	0090	5/7/07	\$465,000	1890	0	7	1994	3	14018	N	N	14032 282ND LN NE
002	213300	0100	7/13/05	\$345,500	1890	0	7	1988	3	11206	N	N	14323 277TH PL NE
002	151800	0170	7/3/06	\$404,000	1900	0	7	2001	3	6843	N	N	27725 NE 150TH PL
002	132606	9156	9/23/05	\$320,000	1920	0	7	1984	3	19357	N	N	26627 NE KENNEDY DR
002	213070	0847	10/14/05	\$282,250	1920	0	7	1996	3	3751	N	N	26532 NE STEPHENS ST
002	213120	0125	3/7/07	\$435,000	1920	0	7	1999	3	8780	N	N	26802 NE VIRGINIA ST
002	213302	0060	4/5/06	\$425,000	1920	0	7	1990	3	14420	N	N	28104 NE 144TH ST
002	242606	9074	9/6/06	\$375,000	1920	0	7	1989	3	14010	N	N	14412 274TH CT NE
002	732620	0320	5/2/07	\$429,900	1920	100	7	2001	3	4347	N	N	27820 NE 152ND ST
002	732620	0120	7/10/07	\$405,000	1920	0	7	2001	3	4954	N	N	27921 NE 152ND ST
002	732620	0220	3/29/05	\$328,900	1920	100	7	2001	3	4510	N	N	15136 279TH PL NE
002	732620	0100	4/25/05	\$324,950	1920	100	7	2000	3	5874	N	N	27911 NE 152ND ST
002	025555	0100	7/19/06	\$365,000	1930	0	7	2004	3	3462	Y	N	16125 1ST AVE NE
002	025555	0140	5/31/05	\$292,950	1930	0	7	2005	3	2520	Y	N	16109 1ST AVE NE
002	025555	0100	4/21/05	\$286,300	1930	0	7	2004	3	3462	Y	N	16125 1ST AVE NE
002	025555	0130	4/21/05	\$289,555	1930	0	7	2005	3	2510	Y	N	16113 1ST AVE NE
002	025555	0120	4/18/05	\$289,230	1930	0	7	2005	3	2520	Y	N	16117 1ST AVE NE
002	025555	0110	5/18/05	\$279,950	1930	0	7	2004	3	2519	Y	N	16121 1ST AVE NE
002	155850	0100	11/6/06	\$423,500	1930	0	7	1996	3	6508	Y	N	16205 270TH PL NE
002	213070	1025	12/4/07	\$370,000	1940	0	7	2007	3	4020	N	N	26517 NE STEWART ST
002	011290	0200	7/21/06	\$375,000	1960	0	7	2000	3	4354	N	N	27902 NE 151ST ST
002	025555	0290	1/26/05	\$279,950	1970	0	7	2003	3	2962	Y	N	16119 2ND AVE NE
002	155850	0280	4/20/05	\$356,000	1970	0	7	1997	3	6946	N	N	27129 NE RUPARD RD
002	011290	0140	2/1/07	\$419,950	1980	0	7	2001	3	4643	N	N	15114 279TH PL NE
002	011290	0070	5/8/07	\$410,000	1980	0	7	2001	3	5031	N	N	27907 NE 151ST ST
002	011290	0140	2/10/06	\$360,000	1980	0	7	2001	3	4643	N	N	15114 279TH PL NE
002	732620	0310	9/25/07	\$410,000	1980	0	7	2001	3	4548	N	N	27904 NE 152ND ST
002	732620	0310	8/19/05	\$335,000	1980	0	7	2001	3	4548	N	N	27904 NE 152ND ST
002	732620	0230	2/18/05	\$311,999	1980	0	7	2001	3	4550	N	N	15204 279TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	732620	0290	1/21/05	\$298,000	1980	0	7	2001	3	4621	N	N	27904 NE 152ND ST
002	080830	0290	7/20/05	\$355,000	1990	0	7	1999	3	6347	N	N	13801 283RD CT NE
002	952650	0160	4/25/05	\$304,350	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
002	213040	0030	3/22/05	\$326,000	2000	0	7	1987	3	13140	N	N	26820 NE RING ST
002	639780	0040	5/12/06	\$395,000	2000	0	7	2002	3	5161	N	N	14915 276TH PL NE
002	952650	0160	4/16/07	\$430,000	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
002	213120	1000	8/11/05	\$329,500	2010	0	7	1981	3	7500	N	N	26913 NE STELLA ST
002	667292	0010	9/5/07	\$444,950	2010	0	7	1987	3	14051	N	N	27805 NE 141ST ST
002	667292	0170	10/31/05	\$369,950	2010	0	7	1987	3	14036	N	N	14140 280TH LN NE
002	379340	0110	5/15/06	\$428,000	2020	0	7	1998	3	14346	N	N	27502 NE 141ST PL
002	379341	0100	3/23/05	\$354,950	2020	0	7	1999	3	13961	N	N	27625 NE 140TH CT
002	379341	0130	4/4/05	\$350,000	2020	0	7	1999	3	11236	N	N	27618 NE 140TH CT
002	213190	0110	9/19/06	\$482,000	2040	0	7	1987	3	32376	N	N	27322 NE 144TH PL
002	213302	0180	4/17/06	\$471,500	2040	0	7	1990	3	16542	N	N	14322 282ND PL NE
002	213302	0220	5/18/06	\$455,000	2040	0	7	1990	3	16198	N	N	14321 282ND PL NE
002	213301	0270	10/23/06	\$443,100	2050	0	7	1989	3	12650	N	N	27531 NE 143RD ST
002	213301	0270	3/23/06	\$416,990	2050	0	7	1989	3	12650	N	N	27531 NE 143RD ST
002	213301	0090	8/15/05	\$375,000	2050	0	7	1989	3	19654	N	N	14312 279TH PL NE
002	667291	0020	8/25/07	\$450,000	2050	0	7	1986	3	14055	N	N	14133 278TH AVE NE
002	132606	9219	4/5/07	\$425,000	2070	1030	7	2001	3	7795	N	N	15423 3RD PL NE
002	213302	0010	9/21/05	\$375,000	2070	0	7	1990	3	15235	N	N	27918 NE 144TH ST
002	379340	0250	8/18/05	\$359,990	2090	0	7	1998	3	14001	N	N	14032 275TH AVE NE
002	667293	0050	9/1/06	\$470,000	2090	0	7	1987	3	18013	N	N	14002 279TH LN NE
002	213070	0997	10/10/07	\$395,000	2100	0	7	2007	3	4071	N	N	26519 NE STEWART ST
002	080830	0410	10/21/05	\$392,000	2120	0	7	2002	3	4952	N	N	13807 284TH CT NE
002	155850	0170	8/26/05	\$380,700	2130	0	7	1997	3	6521	Y	N	16224 270TH PL NE
002	155850	0060	3/31/05	\$339,300	2130	0	7	1997	3	7511	N	N	16225 270TH PL NE
002	213301	0080	10/4/06	\$450,000	2130	0	7	1989	3	16435	N	N	27905 NE 144TH ST
002	151800	0240	4/2/07	\$435,000	2140	0	7	2001	3	3803	N	N	27707 NE 151ST PL
002	080830	0790	12/14/06	\$419,950	2200	0	7	1999	3	7825	N	N	14033 285TH CIR NE
002	080830	0740	8/29/07	\$395,000	2200	0	7	2000	3	9015	N	N	14003 285TH CIR NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213190	0090	12/9/05	\$435,000	2240	0	7	1987	3	13733	N	N	27216 NE 144TH PL
002	155850	0090	7/6/06	\$427,500	2280	0	7	1997	3	6299	Y	N	16209 270TH PL NE
002	952650	0020	5/31/07	\$500,000	2290	0	7	2001	3	10570	N	N	27426 NE 155TH PL
002	952650	0050	11/7/05	\$419,000	2290	0	7	2001	3	11511	N	N	27404 NE 155TH PL
002	080830	0370	7/18/06	\$459,800	2305	0	7	2001	3	6466	N	N	13802 283RD CT NE
002	080830	0320	2/6/06	\$422,000	2305	0	7	2001	3	5830	N	N	13809 283RD CT NE
002	132606	9176	11/28/05	\$410,000	2320	0	7	1988	3	26893	N	N	14901 275TH AVE NE
002	639780	0070	3/9/07	\$500,475	2360	0	7	2002	3	5660	N	N	14902 276TH PL NE
002	103800	0020	11/6/07	\$414,500	2380	0	7	2001	3	17520	N	N	26512 NE KENNEDY DR
002	132606	9068	4/11/05	\$403,450	2420	0	7	2004	3	5760	N	N	26833 NE STEPHENS CT
002	155850	0240	3/28/05	\$362,500	2450	0	7	1997	3	6858	N	N	27109 NE RUPARD RD
002	080830	0270	10/3/06	\$499,000	2490	0	7	1999	3	8515	N	N	28312 NE 138TH PL
002	080830	0480	8/7/06	\$494,000	2490	0	7	2002	3	6630	N	N	13804 284TH CT NE
002	080830	0220	6/20/06	\$445,000	2490	0	7	2000	3	8380	N	N	13821 282ND CT NE
002	080830	0750	4/18/06	\$440,000	2490	0	7	1999	3	9421	N	N	14007 285TH CIR NE
002	080830	0510	5/14/07	\$485,900	2495	0	7	2001	3	6300	N	N	28429 NE 138TH PL
002	080830	0570	7/25/07	\$470,000	2495	0	7	2001	3	6930	N	N	28335 NE 138TH PL
002	080830	0560	7/1/05	\$412,000	2495	0	7	2001	3	6300	N	N	28405 NE 138TH PL
002	080830	0530	5/30/06	\$483,000	2520	0	7	2001	3	6300	N	N	28419 NE 138TH PL
002	080830	0420	7/6/05	\$440,000	2520	0	7	2000	3	12309	N	N	13809 284TH CT NE
002	080830	0280	6/29/05	\$415,755	2520	0	7	2000	3	7951	N	N	28320 NE 138TH PL
002	080830	0760	1/18/06	\$396,000	2520	0	7	2000	3	9462	N	N	14011 285TH CIR NE
002	080830	0400	4/25/05	\$371,000	2520	0	7	2002	3	5357	N	N	13805 284TH CT NE
002	103800	0070	8/8/05	\$414,190	2560	880	7	2001	3	7318	Y	N	26420 NE KENNEDY DR
002	132606	9227	2/11/07	\$449,000	2580	0	7	2004	3	7402	N	N	26821 NE STEPHENS CT
002	132606	9227	4/25/05	\$392,000	2580	0	7	2004	3	7402	N	N	26821 NE STEPHENS CT
002	132606	9226	6/30/05	\$400,000	2580	0	7	2004	3	8968	N	N	26827 NE STEPHENS CT
002	213042	0020	11/26/07	\$416,000	2630	0	7	1988	3	10190	N	N	26810 NE DOROTHY ST
002	080830	0150	5/8/06	\$434,950	2670	0	7	2000	3	9524	N	N	28231 NE RONEY RD
002	080830	0230	12/1/05	\$415,000	2670	0	7	1999	3	9742	N	N	13827 282ND CT NE
002	080830	0730	8/16/05	\$409,950	2670	0	7	2000	3	6015	N	N	14004 284TH CIR NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	732580	0190	4/12/07	\$600,000	2700	0	7	1973	3	165528	Y	N	14320 268TH AVE NE
002	080830	0800	7/5/07	\$475,000	2720	0	7	2000	3	8832	N	N	14031 284TH CIR NE
002	213190	0030	5/24/06	\$554,500	2950	0	7	1986	3	29920	N	N	26914 NE 144TH PL
002	080830	0240	5/9/07	\$528,000	3060	0	7	2000	3	18136	N	N	28209 NE RONEY RD
002	080830	0770	11/7/05	\$437,500	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
002	080830	0020	1/28/05	\$408,000	3410	0	7	2000	3	10808	N	N	13837 282ND CT NE
002	080830	0690	4/11/05	\$400,000	3430	0	7	2000	3	6822	N	N	14024 284TH CIR NE
002	242606	9050	6/9/06	\$550,000	1720	600	8	1977	3	45429	Y	N	26615 NE 145TH ST
002	803535	0250	12/18/06	\$512,000	1770	1150	8	2003	3	9032	Y	N	16131 271ST PL NE
002	803535	0130	6/24/05	\$437,450	1770	1150	8	2003	3	10029	Y	N	16001 271ST PL NE
002	803535	0190	1/11/06	\$450,000	1770	1150	8	2003	3	15210	Y	N	16024 271ST PL NE
002	729799	0080	10/17/05	\$358,900	1810	0	8	1999	3	5004	N	N	27921 NE 149TH CT
002	729799	0190	6/28/05	\$332,000	1810	0	8	1999	3	4400	N	N	27904 NE 149TH CT
002	729799	0140	8/2/07	\$443,500	1820	0	8	1999	3	4213	N	N	27924 NE 149TH CT
002	729799	0140	3/8/06	\$374,500	1820	0	8	1999	3	4213	N	N	27924 NE 149TH CT
002	729799	0200	9/2/05	\$338,000	1820	0	8	1999	3	3790	N	N	27834 NE 149TH CT
002	329690	0110	11/14/05	\$403,000	1860	0	8	1994	3	14086	N	N	27521 NE 145TH LN
002	425400	0260	8/14/06	\$575,000	1860	0	8	1997	3	11793	N	N	28522 NE 151ST ST
002	425400	0160	9/18/07	\$439,990	1860	0	8	1998	3	14050	N	N	28512 NE 153RD ST
002	147280	0310	12/7/05	\$442,000	1890	0	8	1992	3	14021	N	N	28120 NE 147TH PL
002	329690	0300	9/19/06	\$472,000	1890	0	8	1993	3	15423	N	N	27525 NE 145TH LN
002	729799	0250	8/18/06	\$401,000	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
002	729799	0060	1/17/06	\$369,000	1890	0	8	1999	3	4554	N	N	14814 279TH LN NE
002	729799	0250	4/21/05	\$322,000	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
002	729799	0050	11/4/05	\$359,950	1930	0	8	1999	3	4284	N	N	14806 279TH LN NE
002	729799	0160	2/4/05	\$335,000	1930	0	8	1999	3	6280	N	N	27916 NE 149TH CT
002	421350	0080	9/1/07	\$480,000	2010	0	8	2000	3	11642	N	N	28312 NE 140TH PL
002	011290	0010	10/4/06	\$439,450	2020	400	8	2006	3	4938	Y	N	27805 NE 151ST ST
002	856745	0160	5/24/06	\$585,000	2020	800	8	2003	3	10114	N	N	15229 279TH PL NE
002	856745	0160	10/7/05	\$519,950	2020	800	8	2003	3	10114	N	N	15229 279TH PL NE
002	425400	0690	10/26/06	\$488,000	2040	0	8	1998	3	15334	N	N	15315 286TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	425400	0430	9/14/05	\$432,990	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL
002	425400	0570	7/1/05	\$398,000	2040	0	8	1997	3	14040	N	N	15308 287TH AVE NE
002	425400	0250	10/3/05	\$395,000	2040	0	8	1998	3	14821	N	N	28514 NE 151ST ST
002	425400	0490	6/8/05	\$382,300	2040	0	8	1997	3	13660	N	N	28610 NE 151ST ST
002	425400	0110	7/8/05	\$360,000	2040	0	8	1998	3	16650	N	N	15127 285TH AVE NE
002	025552	0100	4/19/06	\$450,000	2056	0	8	2006	3	7381	N	N	15234 272ND PL NE
002	025552	0070	3/15/06	\$445,331	2056	0	8	2006	3	6941	N	N	15222 272ND PL NE
002	732580	0030	4/25/05	\$415,000	2060	0	8	1968	3	87730	Y	N	26477 NE 143RD PL
002	778792	0130	1/16/06	\$366,125	2064	0	8	2005	3	7800	N	N	28514 NE RONEY RD
002	138350	0090	9/20/07	\$519,950	2080	0	8	1995	3	14068	N	N	14037 278TH PL NE
002	138350	0010	8/22/05	\$394,950	2080	0	8	1996	3	14128	N	N	14006 278TH PL NE
002	729799	0170	9/7/07	\$436,000	2080	0	8	2000	3	4274	N	N	27912 NE 149TH CT
002	778792	0070	5/18/06	\$430,930	2084	0	8	2006	3	8301	N	N	14208 284TH PL NE
002	249400	0020	11/6/06	\$389,500	2110	0	8	1988	5	7063	N	N	27614 NE 153RD LN
002	138350	0120	3/19/07	\$529,950	2120	0	8	1996	3	14065	N	N	14011 278TH PL NE
002	144355	0110	4/27/05	\$375,500	2140	0	8	1999	3	12110	N	N	27709 NE 145TH PL
002	425400	0470	5/8/07	\$506,500	2140	0	8	1998	3	17211	N	N	28624 NE 151ST PL
002	213070	2115	11/13/06	\$485,000	2150	0	8	1988	3	8647	Y	N	26709 NE STEWART ST
002	077680	0100	7/27/06	\$465,000	2170	0	8	1998	3	14199	N	N	27703 NE 140TH PL
002	147280	0080	5/23/06	\$480,000	2170	0	8	1990	3	14903	N	N	28227 NE 146TH ST
002	155850	0050	5/2/05	\$424,950	2200	1180	8	1999	3	7074	N	N	16301 270TH PL NE
002	151790	0010	7/24/06	\$465,000	2220	0	8	2004	3	8451	N	N	27509 NE 150TH PL
002	155270	0200	6/15/07	\$466,844	2220	0	8	2007	3	6001	N	N	16006 2ND PL NE
002	147280	0030	7/19/05	\$412,000	2230	0	8	1992	3	14040	N	N	28321 NE 146TH ST
002	144355	0140	3/13/07	\$510,000	2250	0	8	1999	3	12558	N	N	27731 NE 145TH PL
002	278725	0200	6/6/06	\$507,000	2270	0	8	1995	3	14567	N	N	14319 274TH PL NE
002	213120	0710	8/7/07	\$708,744	2280	0	8	2007	3	5502	N	N	26934 NE CHERRY ST
002	421350	0120	4/27/05	\$356,500	2300	0	8	1994	3	14000	N	N	28225 NE 140TH PL
002	803535	0290	9/11/06	\$507,500	2300	0	8	2003	3	9232	N	N	16103 270TH PL NE
002	803535	0090	6/21/05	\$426,000	2300	0	8	2003	3	9521	Y	N	16023 271ST PL NE
002	249400	0010	2/6/07	\$492,950	2310	0	8	2007	3	6047	N	N	27618 NE 153RD LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0430	6/16/06	\$569,000	2310	0	8	2003	3	8613	N	N	27425 NE 147TH CT
002	553560	0410	6/29/07	\$530,000	2310	0	8	2003	3	8144	N	N	27407 NE 147TH CT
002	553560	0290	11/9/07	\$510,000	2310	0	8	2003	3	8490	N	N	14723 274TH WAY NE
002	803535	0310	10/2/05	\$437,500	2310	770	8	2003	3	7853	N	N	16021 270TH PL NE
002	329690	0080	8/15/06	\$529,999	2330	0	8	1993	3	14267	N	N	14509 275TH PL NE
002	553560	0340	4/26/06	\$555,000	2340	0	8	2003	3	11433	N	N	27223 NE 146TH PL
002	077680	0060	3/29/05	\$405,000	2350	0	8	1997	3	16611	N	N	27710 NE 141ST ST
002	329690	0100	8/6/07	\$538,500	2350	0	8	1993	3	14104	N	N	27517 NE 145TH LN
002	249400	0030	5/2/07	\$491,564	2360	0	8	2007	3	5896	N	N	15316 276TH PL NE
002	147280	0020	1/5/06	\$427,000	2370	0	8	1993	3	14040	N	N	28327 NE 146TH ST
002	553560	0380	1/3/07	\$585,000	2380	0	8	2003	3	8334	N	N	27321 NE 146TH PL
002	803535	0020	4/6/05	\$409,000	2380	0	8	2004	3	9923	Y	N	16010 270TH PL NE
002	421350	0180	4/11/06	\$489,950	2390	0	8	1993	3	14018	N	N	13919 282ND CT NE
002	553560	0530	8/21/07	\$534,000	2400	0	8	2003	3	6795	N	N	14902 273RD PL SE
002	553560	0640	10/24/07	\$525,000	2400	0	8	2002	3	7478	N	N	27220 NE 150TH ST
002	144355	0090	8/10/06	\$495,000	2420	0	8	1999	3	11818	N	N	27629 NE 145TH PL
002	147280	0140	3/7/05	\$380,450	2420	0	8	1990	3	11951	N	N	14616 281ST AVE SE
002	155270	0180	8/23/07	\$484,425	2450	0	8	2007	3	5927	N	N	16003 2ND PL NE
002	155270	0100	9/24/07	\$514,575	2460	0	8	2007	3	5724	N	N	16113 2ND PL NE
002	421350	0110	6/16/05	\$449,000	2470	0	8	1993	3	14030	N	N	13929 283RD AVE NE
002	151790	0040	4/19/07	\$529,900	2480	0	8	2004	3	8172	N	N	27529 NE 150TH PL
002	155270	0110	8/29/07	\$496,548	2480	0	8	2007	3	5978	N	N	16109 2ND PL NE
002	249400	0070	4/2/07	\$502,950	2480	0	8	2007	3	5100	N	N	15311 276TH PL NE
002	249400	0050	4/18/07	\$499,950	2480	0	8	2007	3	6303	N	N	15323 276TH PL NE
002	778792	0060	10/11/05	\$351,855	2490	0	8	2005	3	9055	N	N	14210 284TH PL NE
002	151790	0070	9/1/05	\$475,000	2490	0	8	2004	3	10927	N	N	27516 NE 150TH PL
002	155270	0050	12/26/07	\$499,950	2510	0	8	2007	3	5960	N	N	16018 2ND AVE NE
002	553560	0400	7/17/07	\$530,000	2520	0	8	2003	3	7942	N	N	27333 NE 146TH PL
002	278725	0300	5/2/06	\$525,500	2530	0	8	1995	3	14038	N	N	27318 NE 142ND CT
002	425400	0540	7/24/06	\$532,000	2530	0	8	1997	3	14178	N	N	15218 287TH AVE NE
002	425400	0040	4/5/06	\$530,000	2530	0	8	1998	3	12888	N	N	28511 NE 151ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	425400	0640	4/17/07	\$520,000	2530	0	8	1997	3	13098	N	N	15309 287TH AVE NE
002	425400	0240	8/16/07	\$490,000	2530	0	8	1997	3	12940	N	N	15104 285TH AVE NE
002	425400	0680	8/11/05	\$425,500	2530	0	8	1998	3	14055	N	N	15303 286TH AVE NE
002	425400	0290	2/4/05	\$406,600	2530	0	8	1998	3	16200	N	N	15131 286TH AVE NE
002	425400	0660	3/29/05	\$403,000	2530	0	8	1997	3	17779	N	N	28614 NE 153RD ST
002	249400	0080	4/9/07	\$500,000	2540	0	8	2007	3	5588	N	N	15305 276TH PL NE
002	249400	0060	4/24/07	\$486,950	2540	0	8	2007	3	5115	N	N	15317 276TH PL NE
002	425400	0300	7/23/07	\$545,000	2540	0	8	1998	3	16200	N	N	15209 286TH AVE NE
002	778792	0160	10/9/07	\$490,000	2570	0	8	2006	3	7412	N	N	14106 284TH PL NE
002	778792	0220	5/4/06	\$463,415	2570	0	8	2006	3	8796	N	N	14202 284TH PL NE
002	778792	0240	4/25/06	\$463,635	2570	0	8	2006	3	10279	N	N	14209 284TH PL NE
002	778792	0080	12/14/05	\$439,590	2570	0	8	2006	3	9962	N	N	14206 284TH PL NE
002	778792	0160	12/9/05	\$377,485	2570	0	8	2006	3	7412	N	N	14106 284TH PL NE
002	778792	0110	11/10/05	\$369,915	2570	0	8	2005	3	9180	N	N	28530 NE RONEY RD
002	147280	0460	8/10/06	\$550,000	2620	610	8	1992	3	11908	N	N	28224 NE 146TH ST
002	025552	0160	6/14/06	\$513,876	2629	928	8	2006	3	12936	N	N	15229 272ND PL NE
002	025552	0200	12/1/05	\$469,772	2629	928	8	2006	3	11998	N	N	15209 272ND PL NE
002	147280	0040	3/21/06	\$465,000	2640	0	8	1992	3	14040	N	N	28311 NE 146TH ST
002	151790	0050	4/10/06	\$528,000	2640	0	8	2004	3	9252	N	N	27530 NE 150TH PL
002	778792	0090	11/14/05	\$389,350	2640	0	8	2006	3	9553	N	N	14126 284TH PL NE
002	856746	0020	4/4/07	\$567,500	2660	0	8	2003	3	10446	N	N	15231 277TH PL NE
002	278725	0210	8/28/07	\$600,000	2680	1410	8	1995	3	14564	N	N	14311 274TH PL NE
002	025552	0130	7/21/06	\$512,955	2690	910	8	2006	3	11638	N	N	15239 272ND PL NE
002	856745	0250	9/19/05	\$470,000	2700	0	8	2001	3	7380	N	N	27811 NE 154TH ST
002	025552	0010	4/3/06	\$453,000	2732	0	8	2006	3	7882	N	N	15233 273RD DR NE
002	213120	0220	12/7/05	\$529,950	2740	0	8	2005	3	5000	N	N	26938 VIRGINIA ST
002	151790	0090	9/18/06	\$569,000	2750	0	8	2004	3	9664	N	N	15112 275TH CT NE
002	856745	0080	1/6/06	\$545,000	2755	0	8	2001	3	11612	N	N	15420 279TH PL NE
002	803535	0060	8/17/06	\$559,000	2770	0	8	2003	3	7540	N	N	16102 270TH PL NE
002	803535	0280	12/5/06	\$570,000	2770	1060	8	2003	3	9908	N	N	16109 270TH PL NE
002	803535	0140	9/23/05	\$460,000	2770	0	8	2003	3	10947	Y	N	16000 271ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856745	0060	5/25/06	\$615,000	2800	0	8	2001	3	12831	N	N	15415 279TH PL NE
002	025552	0110	4/11/07	\$554,000	2820	0	8	2007	3	8247	N	N	15238 272ND PL NE
002	553560	0160	7/28/05	\$499,000	2820	0	8	2002	3	10459	N	N	14918 272ND PL NE
002	329690	0130	2/20/07	\$538,000	2830	0	8	1993	3	13760	N	N	27521 NE 146TH LN
002	329690	0130	8/17/05	\$447,950	2830	0	8	1993	3	13760	N	N	27521 NE 146TH LN
002	025552	0020	10/4/06	\$545,000	2835	0	8	2006	3	6568	N	N	15227 273RD DR NE
002	025552	0150	3/15/06	\$522,714	2835	0	8	2006	3	9972	N	N	15233 272ND PL NE
002	025552	0050	7/21/06	\$503,280	2835	0	8	2006	3	6843	N	N	15203 273RD DR NE
002	553560	0470	7/11/06	\$589,950	2850	0	8	2003	3	9284	N	N	14716 274TH WAY NE
002	553560	0190	12/1/05	\$585,000	2850	0	8	2002	3	7500	N	N	14915 273RD PL NE
002	553560	0230	9/18/06	\$580,000	2850	0	8	2002	3	11851	N	N	27228 NE 148TH WAY
002	553560	0440	8/15/05	\$469,950	2850	0	8	2003	3	8021	N	N	27424 NE 147TH CT
002	778792	0030	10/3/05	\$443,370	2860	0	8	2005	3	11183	N	N	14224 284TH PL NE
002	778792	0270	10/3/05	\$426,895	2860	0	8	2005	3	9300	N	N	14129 284TH PL NE
002	856745	0210	5/7/07	\$622,000	2880	0	8	2001	3	10235	N	N	27836 NE 153RD PL
002	778792	0100	9/11/06	\$540,000	2884	0	8	2006	3	9546	N	N	12124 284TH PL NE
002	778792	0170	6/1/06	\$490,030	2884	0	8	2006	3	10438	N	N	14112 284TH PL NE
002	778792	0100	4/4/06	\$468,930	2884	0	8	2006	3	9546	N	N	12124 284TH PL NE
002	778792	0230	11/10/05	\$403,230	2884	0	8	2006	3	13104	N	N	14215 284TH PL NE
002	025552	0120	10/31/06	\$572,917	2900	1140	8	2006	3	9900	N	N	15241 272ND PL NE
002	025552	0140	4/12/07	\$574,000	2900	1140	8	2006	3	9470	N	N	15237 272ND PL NE
002	025552	0180	12/1/06	\$537,500	2900	1140	8	2006	3	8653	N	N	15219 272ND PL NE
002	147280	0340	9/14/07	\$545,000	2920	0	8	1991	3	14003	N	N	28230 NE 147TH CT
002	278725	0120	6/29/05	\$470,000	2950	0	8	1996	3	15854	N	N	14326 274TH PL NE
002	025552	0030	1/20/06	\$473,865	2952	0	8	2006	3	6795	N	N	15223 273RD DR NE
002	025552	0240	12/1/05	\$438,000	2952	0	8	2006	3	13120	N	N	15218 273RD DR NE
002	553560	0150	2/28/05	\$464,950	2980	0	8	2001	3	10459	N	N	14906 272ND PL NE
002	553560	0600	7/6/07	\$625,290	2990	0	8	2001	3	7507	N	N	27402 NE 150TH ST
002	553560	0390	8/9/06	\$615,000	2990	0	8	2003	3	9468	N	N	27327 NE 146TH PL
002	553560	0040	1/17/06	\$580,000	2990	0	8	2003	3	9100	N	N	15023 272ND PL NE
002	778792	0210	3/21/06	\$516,520	3016	0	8	2006	3	7852	N	N	14134 284TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	778792	0200	3/6/06	\$516,195	3016	0	8	2006	3	8651	N	N	14128 284TH PL NE
002	278725	0170	11/7/05	\$512,000	3020	0	8	1996	3	14564	N	N	27227 NE 143RD CT
002	803535	0220	6/28/07	\$570,000	3020	0	8	2003	3	20194	Y	N	16120 271ST PL NE
002	803535	0030	3/24/05	\$443,000	3020	30	8	2004	3	8126	Y	N	16016 270TH PL NE
002	856746	0090	9/11/07	\$490,000	3050	0	8	2003	3	7612	N	N	27730 NE 154TH PL
002	553560	0700	8/23/05	\$505,000	3090	0	8	2002	3	7708	N	N	27312 NE 151ST PL
002	553560	0260	4/27/05	\$470,000	3090	0	8	2003	3	7099	N	N	27305 NE 148TH WAY
002	553560	0590	4/5/06	\$610,000	3100	0	8	2001	3	7459	N	N	27410 NE 150TH ST
002	856745	0140	8/2/05	\$491,900	3100	0	8	2002	3	10189	N	N	15310 279TH PL NE
002	856745	0040	4/17/07	\$646,000	3125	0	8	2001	3	10080	N	N	27828 NE 154TH ST
002	278725	0090	2/6/06	\$525,000	3130	0	8	1996	3	15101	N	N	14308 274TH PL NE
002	856745	0110	1/3/07	\$637,900	3130	0	8	2000	3	10200	N	N	15402 279TH PL NE
002	553560	0050	6/13/06	\$615,000	3160	0	8	2003	3	9033	N	N	15015 272ND PL NE
002	803535	0110	10/6/06	\$575,400	3160	0	8	2003	3	10042	Y	N	16009 271ST PL NE
002	803535	0320	8/14/06	\$575,000	3160	0	8	2003	3	13603	N	N	16011 270TH PL NE
002	803535	0180	5/10/07	\$547,950	3160	0	8	2003	3	11999	Y	N	16018 271ST PL NE
002	025552	0040	9/23/05	\$445,500	3170	0	8	2005	3	7747	N	N	15211 273RD DR NE
002	553560	0650	1/23/07	\$585,000	3180	0	8	2002	3	7350	N	N	15018 272ND PL NE
002	553560	0670	3/15/05	\$464,000	3180	0	8	2002	3	8046	N	N	27303 NE 151ST PL
002	025552	0210	11/8/05	\$489,265	3190	1550	8	2005	3	14065	N	N	15205 272ND PL NE
002	421350	0020	12/13/07	\$580,000	3190	0	8	1997	3	14000	Y	N	28210 NE 140TH PL
002	778792	0250	7/5/06	\$540,995	3220	0	8	2006	3	9328	N	N	14201 284TH PL NE
002	778792	0190	2/28/06	\$478,880	3220	0	8	2006	3	9090	N	N	14122 284TH PL NE
002	778792	0180	6/27/06	\$516,015	3224	0	8	2006	3	10572	N	N	14118 284TH PL NE
002	778792	0050	2/6/06	\$457,545	3224	0	8	2006	3	9075	N	N	14214 284TH PL NE
002	778792	0280	12/6/05	\$442,565	3224	0	8	2005	3	9300	N	N	14125 284TH PL NE
002	025552	0080	10/26/05	\$471,246	3290	0	8	2005	3	7801	N	N	15226 272ND PL NE
002	421350	0140	6/24/07	\$625,000	3290	0	8	1996	3	14001	N	N	28211 NE 140TH PL
002	025552	0090	5/12/06	\$503,689	3340	0	8	2006	3	8213	N	N	15230 272ND PL NE
002	025552	0060	12/20/06	\$566,189	3360	0	8	2006	3	7061	N	N	15216 272ND PL NE
002	778792	0010	7/19/06	\$591,705	3400	0	8	2006	3	13998	N	N	14223 284TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	778792	0140	3/24/06	\$569,605	3400	0	8	2005	3	7800	N	N	28508 NE RONEY RD
002	778792	0260	11/10/05	\$459,470	3400	0	8	2005	3	9300	N	N	14133 284TH PL NE
002	778792	0020	10/28/05	\$453,195	3400	0	8	2005	3	19080	N	N	14219 284TH PL NE
002	778792	0150	11/2/06	\$615,000	3420	0	8	2005	3	8056	N	N	14102 284TH PL NE
002	778792	0150	2/14/06	\$532,540	3420	0	8	2005	3	8056	N	N	14102 284TH PL NE
002	778792	0040	4/14/06	\$514,205	3420	0	8	2006	3	9646	N	N	14220 284TH PL NE
002	278725	0070	2/28/07	\$565,000	3430	0	8	1996	3	15097	N	N	14224 274TH PL NE
002	025552	0220	1/6/06	\$464,150	3438	0	8	2006	3	9443	N	N	15200 273RD DR NE
002	182607	9069	9/26/05	\$650,000	3450	0	8	2005	3	103672	N	N	28526 NE 147TH PL
002	025552	0250	9/1/05	\$496,131	3480	0	8	2005	3	11746	N	N	15220 273RD DR NE
002	025552	0230	9/1/05	\$453,463	3480	0	8	2005	3	11593	N	N	15214 273RD DR NE
002	025552	0190	6/20/06	\$534,394	3500	1140	8	2006	3	9159	N	N	15215 272ND PL NE
002	856746	0120	7/28/05	\$552,000	3520	0	8	2003	3	17037	N	N	15431 277TH PL NE
002	778792	0120	1/17/06	\$475,500	3544	0	8	2005	2	7800	N	N	28522 NE RONEY RD
002	025552	0170	12/8/05	\$486,800	3555	1500	8	2005	3	10972	N	N	15225 272ND PL NE
002	025552	0260	11/4/05	\$483,800	3570	0	8	2005	3	14648	N	N	15226 273RD DR NE
002	856804	0030	3/6/06	\$443,950	1900	0	9	1997	3	47045	N	N	27915 NE 157TH ST
002	131330	0260	8/16/05	\$474,900	2250	0	9	1993	3	14056	N	N	14920 282ND PL NE
002	131330	0060	4/11/05	\$425,000	2250	0	9	1992	3	14021	N	N	27933 NE 148TH PL
002	131330	0300	1/6/05	\$385,000	2250	0	9	1992	3	14149	N	N	14916 281ST PL NE
002	856801	0030	8/14/06	\$600,000	2250	0	9	1997	3	17269	N	N	15213 MANION WAY NE
002	131330	0380	5/14/07	\$525,000	2330	0	9	1992	3	13446	N	N	28101 NE 149TH PL
002	856801	0160	6/1/06	\$580,000	2350	0	9	1996	3	18568	N	N	15430 MANION WAY NE
002	131330	0160	11/9/06	\$500,100	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0160	3/22/05	\$429,000	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0070	4/25/05	\$435,000	2380	0	9	1991	3	14001	N	N	28003 NE 148TH PL
002	856802	0120	12/1/05	\$520,000	2400	0	9	1998	3	15488	N	N	27642 NE 156TH PL
002	131330	0370	7/6/07	\$536,000	2410	0	9	1992	3	13406	N	N	28017 NE 149TH PL
002	131330	0010	7/21/06	\$519,000	2410	0	9	1991	3	14007	N	N	14931 280TH PL NE
002	856801	0210	8/21/07	\$618,000	2450	0	9	1995	3	32048	N	N	15230 MANION WAY NE
002	856801	0120	10/23/07	\$640,000	2460	0	9	1996	3	22392	N	N	28022 NE 153RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	131330	0480	6/20/07	\$533,000	2470	0	9	1992	3	11904	N	N	28020 NE 148TH PL
002	131330	0480	10/18/05	\$479,500	2470	0	9	1992	3	11904	N	N	28020 NE 148TH PL
002	856801	0320	6/20/06	\$575,900	2480	0	9	1995	3	28270	N	N	15120 283RD PL NE
002	131330	0280	7/12/06	\$520,000	2490	0	9	1993	3	11901	N	N	14905 282ND PL NE
002	131330	0290	7/17/06	\$559,950	2520	0	9	1992	3	11901	N	N	14908 281ST PL NE
002	131330	0080	6/3/05	\$460,000	2520	0	9	1992	3	14001	N	N	28015 NE 148TH PL
002	152270	0060	4/26/06	\$596,900	2520	0	9	1999	3	14021	N	N	28509 NE 149TH PL
002	131330	0400	9/7/05	\$467,950	2530	0	9	1993	3	13446	N	N	28201 NE 149TH PL
002	856802	0550	1/3/06	\$545,000	2530	0	9	1997	3	14421	N	N	27806 NE 156TH PL
002	213070	1310	12/1/06	\$695,000	2540	1430	9	1999	3	10100	Y	N	26615 NE BIRD ST
002	152270	0080	9/13/07	\$618,000	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	152270	0080	10/27/05	\$498,000	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	856801	0260	3/28/07	\$614,300	2610	0	9	1995	3	24947	N	N	28136 NE 152ND PL
002	131330	0490	8/15/06	\$519,500	2630	0	9	1992	3	14003	N	N	14810 280TH PL NE
002	856801	0240	6/17/05	\$550,000	2640	0	9	1995	3	23152	N	N	28122 NE 152ND PL
002	213120	0355	2/26/07	\$535,000	2660	0	9	2006	3	6519	N	N	26805 NE VIRGINIA ST
002	856801	0050	7/6/07	\$620,000	2670	0	9	1997	3	18195	N	N	15233 MANION WAY NE
002	856802	0040	6/26/06	\$609,995	2730	0	9	1997	3	15078	N	N	27819 NE 156TH PL
002	856802	0570	2/23/05	\$448,500	2760	0	9	1996	3	15414	N	N	27826 NE 156TH PL
002	856802	0390	4/26/06	\$619,500	2780	0	9	1999	3	20026	N	N	16033 277TH PL NE
002	856802	0380	5/19/05	\$530,000	2810	0	9	1999	3	23609	N	N	16031 277TH PL NE
002	856802	0480	6/8/07	\$625,000	2820	0	9	1999	3	16646	N	N	15732 277TH AVE NE
002	856802	0510	6/10/05	\$519,750	2820	0	9	1999	3	15255	N	N	15704 278TH AVE NE
002	856802	0010	10/24/05	\$544,500	2840	0	9	1996	3	13950	N	N	15518 MANION WAY NE
002	856803	0220	11/3/05	\$530,000	2850	0	9	1997	3	29296	N	N	27908 NE 157TH PL
002	856802	0540	7/25/05	\$534,950	2910	0	9	1998	3	18529	N	N	15614 278TH AVE NE
002	856803	0240	7/18/07	\$649,950	2940	0	9	1997	3	18193	N	N	15622 MANION WAY NE
002	856803	0240	1/3/06	\$605,000	2940	0	9	1997	3	18193	N	N	15622 MANION WAY NE
002	856802	0500	10/19/05	\$579,950	3050	0	9	1999	3	14923	N	N	15714 278TH AVE NE
002	856802	0130	4/25/06	\$630,000	3090	0	9	1998	3	18777	N	N	27628 NE 156TH PL
002	856802	0270	6/12/06	\$617,000	3100	0	9	1999	3	16244	N	N	27608 NE 158TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856802	0290	9/20/05	\$534,950	3190	0	9	1999	3	15574	N	N	27620 NE 158TH PL
002	202607	9017	9/12/05	\$654,000	3450	0	9	2005	3	111949	N	N	13415 BATTEN RD NE
002	856803	0160	10/17/05	\$648,000	3590	0	9	1999	3	29400	N	N	15912 MANION WAY NE
002	109995	0060	5/21/07	\$915,000	2460	580	10	2007	3	16225	N	N	27115 NE STEWART ST
002	109995	0050	12/28/06	\$850,000	3060	0	10	2007	3	8244	N	N	27119 NE STEWART ST
003	182607	9033	9/7/05	\$265,000	670	0	5	1976	3	37976	N	N	28701 NE CHERRY VALLEY RD
003	404720	0810	4/24/06	\$260,000	830	0	5	1965	5	22553	N	N	19437 324TH AVE NE
003	202607	9024	5/25/06	\$254,655	1110	0	5	1958	3	67082	N	N	13610 ODELL RD NE
003	282607	9032	4/4/05	\$260,000	1190	0	5	1937	3	197762	N	N	12827 ODELL RD NE
003	404720	0310	6/10/05	\$250,500	510	0	6	1960	3	12360	N	Y	20021 330TH AVE NE
003	155000	0040	5/20/05	\$422,000	900	0	6	1939	5	370468	N	N	18519 312TH AVE NE
003	282607	9052	7/25/05	\$224,950	900	0	6	1931	3	110207	N	N	31002 NE 116TH ST
003	282607	9018	6/26/06	\$235,000	950	0	6	1922	3	32473	N	N	12730 ODELL RD NE
003	122606	9042	8/17/06	\$455,000	1090	0	6	1978	3	254826	N	N	27033 NE CHERRY VALLEY RD
003	404720	0105	8/8/05	\$520,000	1120	340	6	1995	3	12990	Y	Y	19920 324TH AVE NE
003	154600	0250	2/28/05	\$300,000	1200	0	6	1982	3	76230	N	N	31455 NE 176TH PL
003	155000	0210	3/16/05	\$379,950	1290	0	6	1969	3	425944	N	N	18815 320TH AVE NE
003	078270	0010	10/16/07	\$345,000	1350	0	6	1984	3	30525	N	N	31521 NE 123RD ST
003	404720	0205	5/18/06	\$425,000	1370	0	6	1975	3	21258	Y	Y	32533 NE 202ND ST
003	404720	0385	1/31/07	\$467,000	1490	0	6	1975	3	19830	Y	Y	19801 330TH AVE NE
003	082607	9098	7/18/06	\$497,000	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	282607	9094	12/3/07	\$420,000	1900	0	6	1980	3	38720	N	N	12528 ODELL RD NE
003	154950	0630	7/6/05	\$438,900	1960	0	6	1919	5	263973	N	N	18236 MOUNTAIN VIEW RD NE
003	404720	0945	10/31/06	\$353,500	760	0	7	2003	3	26304	N	N	32807 NE 195TH ST
003	142607	9055	4/19/06	\$379,000	920	0	7	1992	3	144183	N	N	15416 344TH AVE NE
003	292607	9043	8/9/05	\$490,000	960	480	7	1980	3	369824	N	N	13027 ODELL RD NE
003	162607	9005	8/27/07	\$414,900	1000	650	7	1983	3	46127	N	N	30808 NE CHERRY VALLEY RD
003	155810	0398	2/28/06	\$440,000	1070	0	7	1940	4	250470	N	N	18949 MOUNTAIN VIEW RD NE
003	282607	9072	12/19/07	\$415,000	1120	850	7	1974	3	218836	N	N	12424 ODELL RD NE
003	404720	0380	5/28/06	\$525,000	1160	0	7	1976	3	19650	Y	Y	19807 330TH AVE NE
003	212607	9129	7/12/06	\$410,000	1230	400	7	1990	3	40693	N	N	32021 NE 139TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212607	9085	12/9/05	\$389,000	1300	620	7	1983	3	198198	N	N	31801 NE 139TH ST
003	212607	9148	5/8/06	\$505,000	1310	1260	7	1996	3	46173	N	N	31022 NE 141ST ST
003	052607	9030	2/23/06	\$402,000	1320	0	7	1985	3	319730	N	N	20456 MOUNTAIN VIEW RD NE
003	162607	9043	8/17/05	\$299,000	1320	0	7	1997	3	10075	N	N	31905 NE 162ND ST
003	404720	0550	4/4/06	\$581,600	1350	340	7	1964	3	16698	Y	Y	32730 NE 195TH ST
003	162607	9107	7/3/07	\$478,000	1360	0	7	1980	3	217800	N	N	31307 NE 155TH ST
003	212607	9051	3/18/05	\$449,950	1370	1480	7	1981	4	205028	N	N	31001 NE 139TH ST
003	162607	9144	2/23/07	\$575,000	1410	0	7	1986	3	236710	N	N	15320 KELLY RD NE
003	078270	0150	11/15/06	\$325,000	1440	0	7	1977	3	45302	N	N	31720 NE 123RD ST
003	154950	0392	8/25/05	\$500,000	1440	0	7	1996	3	86989	N	N	17626 315TH CT NE
003	404720	0615	2/8/07	\$338,466	1440	0	7	1979	3	45302	N	N	19934 330TH AVE NE
003	252606	9046	8/1/07	\$475,000	1500	0	7	2004	3	81457	N	N	11609 269TH WAY NE
003	212607	9007	3/4/05	\$285,000	1520	0	7	1992	3	66211	N	N	31043 NE 143RD ST
003	282607	9115	12/11/07	\$515,000	1530	0	7	1991	3	233704	N	N	12626 322ND AVE NE
003	282607	9143	3/2/06	\$349,000	1580	0	7	1990	3	35001	N	N	32302 NE BIG ROCK RD
003	404720	0055	3/8/07	\$625,000	1600	0	7	1988	3	20520	Y	Y	19740 324TH AVE NE
003	154950	0142	8/3/06	\$399,950	1650	0	7	1989	3	45321	N	N	31780 NE 171ST ST
003	302607	9007	5/26/06	\$412,000	1650	0	7	1989	3	104108	N	N	28002 NE 124TH ST
003	155810	0390	4/25/06	\$449,900	1660	0	7	1997	3	43200	N	N	30455 NE 190TH ST
003	272607	9065	7/20/05	\$415,000	1660	0	7	1980	3	272250	N	N	11818 325TH AVE NE
003	282607	9086	7/26/06	\$370,000	1680	0	7	1962	3	156380	N	N	11617 FAY RD NE
003	212607	9081	11/10/05	\$390,000	1700	0	7	1995	3	121279	N	N	13512 317TH AVE NE
003	212607	9093	5/30/07	\$469,950	1710	0	7	1992	3	66646	N	N	14147 311TH AVE NE
003	154950	0143	2/23/06	\$364,000	1770	0	7	1981	3	47753	N	N	31775 NE 171ST ST
003	212607	9139	6/23/05	\$365,000	1770	0	7	1990	3	38373	N	N	31002 NE 143RD ST
003	212607	9083	6/17/05	\$387,500	1780	0	7	1995	3	102192	N	N	13410 317TH AVE NE
003	404720	0320	8/1/06	\$430,000	1780	0	7	2008	3	14250	Y	Y	20009 330TH AVE NE
003	155000	0660	3/3/06	\$515,000	1800	0	7	1994	3	425581	N	N	20101 324TH AVE NE
003	302607	9052	6/18/07	\$480,000	1810	0	7	1983	3	105415	N	N	13022 276TH WAY NE
003	232607	9035	7/25/07	\$465,000	1850	0	7	1987	3	217316	N	N	14337 344TH AVE NE
003	155810	0301	3/19/07	\$730,000	1920	0	7	2000	3	257004	N	N	29930 NE 190TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172607	9025	12/3/07	\$469,950	1980	0	7	1985	3	653181	N	N	16221 NE 300TH PL
003	404720	0515	8/25/05	\$455,000	1990	0	7	1964	3	11675	N	Y	32850 NE 195TH ST
003	302607	9045	8/10/06	\$495,000	2000	0	7	1981	3	226512	N	N	28920 NE 124TH ST
003	212607	9141	6/12/06	\$440,000	2010	0	7	1990	3	39598	N	N	31007 NE 143RD ST
003	212607	9050	9/15/05	\$442,400	2010	0	7	1981	3	217100	N	N	30937 NE 139TH ST
003	302607	9016	1/26/05	\$537,000	2030	2030	7	1991	3	669081	N	N	11917 278TH AVE NE
003	212607	9102	7/9/07	\$585,000	2040	0	7	1987	3	207728	N	N	14148 311TH AVE NE
003	162607	9064	8/27/07	\$585,000	2090	0	7	1983	3	236966	N	N	15812 KELLY RD NE
003	272607	9070	6/1/05	\$411,000	2130	1370	7	1990	3	44431	N	N	32414 NE 120TH ST
003	142607	9035	7/28/06	\$500,000	2310	910	7	1982	3	209088	N	N	14610 344TH AVE NE
003	292607	9048	2/22/06	\$600,000	2340	0	7	1980	3	216493	N	N	12950 297TH PL NE
003	212607	9015	8/10/05	\$540,000	2430	0	7	1999	3	213008	N	N	13328 317TH AVE NE
003	212607	9089	8/13/07	\$490,000	2480	0	7	1994	3	103159	N	N	13315 322ND AVE NE
003	212607	9089	4/22/05	\$397,500	2480	0	7	1994	3	103159	N	N	13315 322ND AVE NE
003	282607	9087	7/19/05	\$470,000	2500	0	7	1981	3	108028	N	N	31030 NE 130TH ST
003	162607	9108	12/1/06	\$622,000	2540	0	7	1985	3	217800	N	N	31419 NE 155TH ST
003	212607	9008	8/19/05	\$517,000	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
003	082607	9059	1/25/05	\$370,000	3100	920	7	1981	5	199069	N	N	29814 NE 173RD ST
003	404720	0300	4/19/06	\$625,000	1355	1250	8	2003	3	12030	Y	Y	20101 330TH AVE NE
003	162607	9154	8/17/06	\$545,000	1510	500	8	2003	3	251341	N	N	16103 KELLY RD NE
003	155810	0480	8/9/05	\$402,500	1530	0	8	1997	3	156090	N	N	29530 NE 185TH ST
003	404720	0545	12/29/05	\$595,000	1560	0	8	2000	3	13508	Y	Y	32802 NE 195TH ST
003	162607	9060	3/16/05	\$449,900	1650	1180	8	1976	3	350359	N	N	15414 KELLY RD NE
003	282607	9136	7/5/07	\$479,950	1720	0	8	1988	3	74052	N	N	12912 ODELL RD NE
003	404720	0045	4/20/05	\$545,000	1760	200	8	1987	3	21266	Y	Y	19726 324TH AVE NE
003	154950	0205	4/14/05	\$657,900	1900	1400	8	1997	3	407924	N	N	31330 NE 165TH ST
003	222607	9079	4/3/06	\$575,000	2040	0	8	1984	3	201247	N	N	32517 NE 134TH ST
003	162607	9158	2/24/06	\$402,000	2050	0	8	1989	3	39999	N	N	31408 NE 163RD ST
003	282607	9147	4/25/05	\$410,000	2080	0	8	1996	3	46929	N	N	31625 NE 129TH ST
003	282607	9101	5/3/06	\$525,000	2140	0	8	1994	3	44001	N	N	31603 NE 129TH ST
003	162607	9109	5/17/05	\$585,200	2160	0	8	1998	3	464038	Y	N	15119 312TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154950	0273	4/11/07	\$650,000	2250	0	8	2007	3	85813	N	N	31509 NE CHERRY VALLEY RD
003	155000	0357	3/1/07	\$560,000	2270	0	8	1997	3	86694	N	N	19822 312TH AVE NE
003	155000	0357	11/22/05	\$525,000	2270	0	8	1997	3	86694	N	N	19822 312TH AVE NE
003	202607	9033	8/8/06	\$502,000	2290	0	8	1992	3	52272	N	N	30536 NE 136TH PL
003	272607	9041	9/25/06	\$670,000	2300	0	8	1984	3	272250	N	N	11628 325TH AVE NE
003	154950	0197	8/6/07	\$585,000	2370	0	8	1998	3	94089	N	N	16761 315TH PL NE
003	282607	9149	8/10/05	\$489,950	2370	0	8	1994	3	46899	N	N	12802 318TH AVE NE
003	222607	9075	6/27/05	\$545,000	2460	0	8	1988	3	407051	N	N	32808 NE 134TH ST
003	404720	0905	6/9/05	\$429,000	2480	0	8	1995	3	45738	Y	N	19403 327TH AVE NE
003	154950	0195	12/4/06	\$520,000	2540	0	8	1998	3	114998	N	N	16719 315TH PL NE
003	154950	0189	7/16/07	\$599,900	2680	0	8	1998	3	132858	N	N	16770 315TH PL NE
003	154950	0189	11/3/05	\$550,000	2680	0	8	1998	3	132858	N	N	16770 315TH PL NE
003	861190	0090	7/1/05	\$499,000	2690	0	8	1986	3	396831	N	N	28215 NE 120TH ST
003	282607	9017	11/1/05	\$671,000	2720	0	8	1995	3	350222	N	N	31102 NE BIG ROCK RD
003	252606	9094	9/13/05	\$550,000	2890	0	8	2002	3	218210	N	N	12205 269TH WAY NE
003	282607	9063	3/21/07	\$545,000	3290	0	8	1988	3	22425	N	N	31920 NE BIG ROCK RD
003	282607	9063	2/28/06	\$510,000	3290	0	8	1988	3	22425	N	N	31920 NE BIG ROCK RD
003	212607	9154	8/18/05	\$500,000	3390	0	8	1993	3	59241	N	N	13604 317TH AVE NE
003	282607	9130	4/11/05	\$647,500	3430	0	8	1989	3	206474	Y	N	12505 318TH AVE NE
003	222607	9062	5/11/06	\$620,000	1720	1060	9	2006	3	218671	N	N	13725 338TH AVE NE
003	152607	9023	3/1/06	\$500,000	2190	0	9	1991	3	213712	N	N	32819 NE 147TH ST
003	404720	0490	9/15/05	\$535,000	2410	0	9	1999	3	14222	N	Y	19525 330TH AVE NE
003	142607	9059	4/12/07	\$634,000	2420	0	9	1996	3	211266	N	N	34225 NE 153RD ST
003	162607	9148	3/13/06	\$605,000	2610	0	9	2004	3	108900	N	N	32103 NE 157TH CT
003	155000	0530	4/28/05	\$625,000	2700	850	9	1999	3	69696	N	N	19319 312TH AVE NE
003	082607	9052	8/30/05	\$625,000	2810	0	9	1999	3	216928	Y	N	30211 NE 178TH PL
003	272607	9005	7/27/06	\$582,500	2850	0	9	2001	3	217800	N	N	12808 328TH AVE NE
003	404720	0840	9/1/07	\$630,000	3000	0	9	1999	3	24225	N	N	19440 324TH AVE NE
003	342607	9026	8/9/05	\$639,950	3120	0	9	2005	3	92783	N	N	32406 NE BIG ROCK RD
003	222607	9040	4/20/07	\$803,500	3160	0	9	2000	3	433037	N	N	14315 340TH AVE NE
003	342607	9065	8/1/05	\$651,545	3230	0	9	2005	3	35918	N	N	32422 NE BIG ROCK RD

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	292607	9045	5/3/07	\$725,000	3450	0	9	1991	3	175547	N	N	30535 NE 132ND ST
003	322607	9091	7/20/05	\$692,841	3680	0	9	1994	3	203860	N	N	10212 302ND WAY NE
003	082607	9100	11/7/06	\$899,991	3870	1470	9	1999	3	871200	N	N	30025 NE 172ND ST
003	342607	9005	9/21/05	\$1,200,000	4030	0	9	2001	3	409899	N	N	11417 KELLY RD NE
003	082607	9034	1/11/07	\$813,100	4110	0	9	2007	3	216057	N	N	29826 NE 178TH PL
003	212607	9036	8/4/05	\$649,900	3520	0	10	2003	3	204732	N	N	14018 322ND AVE NE
003	252606	9097	2/10/05	\$740,000	4060	0	10	2001	3	208980	N	N	12113 268TH DR NE
003	252606	9095	1/25/05	\$788,900	4100	0	10	2001	3	193593	N	N	12124 268TH DR NE

**Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	062507	9014	11/16/05	\$1,512,000	IMP COUNT
1	062607	9027	1/5/06	\$850,000	MOBILE HOME
1	082607	9089	3/30/06	\$141,330	DOR RATIO
1	092507	9010	10/16/07	\$80,666	QUIT CLAIM DEED
1	172607	9019	4/26/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	312607	9013	4/18/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	025555	0060	12/20/05	\$79,000	DOR RATIO
2	025555	0070	7/8/05	\$75,000	DOR RATIO
2	077680	0060	3/21/05	\$405,000	RELOCATION - SALE TO SERVICE
2	109995	0010	8/28/06	\$295,000	DOR RATIO
2	109995	0100	12/8/06	\$300,000	DOR RATIO
2	132606	9004	5/11/06	\$1,250,000	DOR RATIO
2	132606	9005	4/5/06	\$4,990	GOVERNMENT AGENCY
2	132606	9063	6/22/06	\$914,760	GOVERNMENT AGENCY
2	138350	0090	8/2/07	\$519,950	RELOCATION - SALE TO SERVICE
2	147280	0310	12/7/05	\$442,000	RELOCATION - SALE TO SERVICE
2	155270	0010	11/2/07	\$487,227	%COMPL
2	155270	0030	11/7/07	\$519,927	%COMPL
2	155270	0060	11/13/07	\$469,240	PREVIMP<=25K
2	155270	0280	12/11/07	\$450,547	PREVIMP<=25K
2	155270	0300	12/13/07	\$465,327	PREVIMP<=25K
2	155990	0140	7/16/07	\$273,664	QUIT CLAIM DEED
2	182607	9021	1/25/07	\$884,000	PREVIMP<=25K
2	212970	0150	4/5/06	\$55,942	QUIT CLAIM DEED
2	213020	0030	9/6/05	\$315,000	RELOCATION - SALE TO SERVICE
2	213070	0997	9/2/05	\$100,000	DOR RATIO
2	213070	2060	9/18/06	\$178,959	QUIT CLAIM DEED
2	213120	0355	2/22/05	\$215,000	DOR RATIO
2	213120	0710	3/16/06	\$126,000	DOR RATIO
2	213170	0520	7/18/07	\$131,500	PREVIMP<=25K
2	213170	0755	12/6/06	\$325,000	NON-REPRESENTATIVE SALE
2	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	213190	0130	7/14/05	\$67,117	DOR RATIO
2	213220	0380	9/21/06	\$104,027	QUIT CLAIM DEED
2	213301	0090	8/15/05	\$375,000	RELOCATION - SALE TO SERVICE
2	242606	9002	9/26/07	\$2,800,000	DOR RATIO
2	242606	9002	9/9/06	\$396,000	QUIT CLAIM DEED
2	242606	9042	5/31/07	\$1,350,000	BUILDER OR DEVELOPER SALES
2	278725	0070	2/28/07	\$565,000	RELOCATION - SALE TO SERVICE
2	329690	0110	11/5/05	\$403,000	RELOCATION - SALE TO SERVICE
2	346060	0090	1/17/06	\$224,339	NON-REPRESENTATIVE SALE
2	425400	0500	10/21/05	\$319,543	RELATED PARTY, FRIEND, OR NEIGHBOR
2	553560	0150	2/28/05	\$464,950	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	553560	0340	4/1/06	\$555,000	RELOCATION - SALE TO SERVICE
2	553560	0680	11/14/05	\$655,000	PREVIMP<=25K
2	729799	0190	6/28/05	\$332,000	RELOCATION - SALE TO SERVICE
2	732620	0320	2/10/05	\$308,400	BANKRUPTCY - RECEIVER OR TRUSTEE
2	803535	0180	5/8/07	\$571,100	RELOCATION - SALE TO SERVICE
2	856746	0020	3/30/07	\$567,500	RELOCATION - SALE TO SERVICE
2	856802	0390	4/1/06	\$619,500	RELOCATION - SALE TO SERVICE
2	856802	0480	6/8/07	\$625,000	RELOCATION - SALE TO SERVICE
2	856804	0010	9/28/06	\$175,000	PREVIMP<=25K
2	856804	0020	9/28/06	\$175,000	PREVIMP<=25K
2	952650	0050	10/31/05	\$419,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	072607	9029	10/24/05	\$140,000	DOR RATIO
3	078270	0100	10/21/05	\$128,000	QUIT CLAIM DEED
3	082607	9034	9/14/05	\$154,000	DOR RATIO
3	082607	9039	12/4/06	\$242,000	PREVIMP<=25K
3	082607	9099	11/17/06	\$1,020,000	Diagnostic Outlier
3	122606	9025	9/27/05	\$176,000	PREVIMP<=25K
3	142607	9032	9/8/05	\$400,000	DIAGNOSTIC OUTLIER
3	142607	9050	8/4/06	\$100,000	DOR RATIO;UNFIN AREA
3	142607	9057	11/17/06	\$120,000	PREVIMP<=25K
3	152607	9028	5/3/07	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	152607	9039	4/7/05	\$370,000	OPEN SPACE
3	154600	0240	7/6/05	\$215,000	PREVIMP<=25K
3	154950	0185	5/3/06	\$300,000	IMP COUNT
3	154950	0273	11/11/05	\$145,000	DOR RATIO
3	154950	0530	11/16/06	\$1,299,000	DIAGNOSTIC OUTLIER
3	155000	0115	12/6/05	\$145,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	155000	0460	7/6/07	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	155000	0460	7/6/07	\$136,573	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	155000	0463	7/25/07	\$154,000	PREVIMP<=25K
3	155000	0467	7/25/07	\$154,000	PREVIMP<=25K
3	155000	0510	3/19/07	\$925,000	DIAGNOSTIC OUTLIER
3	155000	0510	1/7/05	\$850,000	DIAGNOSTIC OUTLIER
3	155000	0530	4/28/05	\$625,000	RELOCATION - SALE TO SERVICE
3	155000	0531	1/26/06	\$145,000	DOR RATIO
3	155000	0700	1/2/07	\$1,000	DOR RATIO
3	155810	0340	6/1/05	\$460,000	DIAGNOSTIC OUTLIER
3	155810	0370	1/20/06	\$459,000	IMP COUNT
3	155810	0402	9/7/07	\$295,000	NON-REPRESENTATIVE SALE
3	162607	9076	11/15/06	\$280,000	DIAGNOSTIC OUTLIER
3	162607	9107	1/7/05	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	172607	9025	5/24/05	\$360,000	DIAGNOSTIC OUTLIER
3	172607	9065	12/20/06	\$205,000	QUIT CLAIM DEED
3	202607	9032	8/29/05	\$247,500	PREVIMP<=25K
3	202607	9040	6/7/05	\$140,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	202607	9058	9/11/06	\$173,000	QUIT CLAIM DEED
3	202607	9065	2/25/05	\$125,950	DOR RATIO
3	212607	9036	7/18/05	\$645,000	RELOCATION - SALE TO SERVICE
3	212607	9066	6/16/05	\$440,000	DIAGNOSTIC OUTLIER
3	212607	9157	7/6/05	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	212970	0321	9/25/06	\$239,000	PREVIMP<=25K
3	212970	0321	8/18/06	\$150,000	PREVIMP<=25K
3	222607	9040	4/16/07	\$803,500	RELOCATION - SALE TO SERVICE
3	222607	9047	5/6/05	\$198,000	DIAGNOSTIC OUTLIER
3	222607	9062	8/23/05	\$165,000	DOR RATIO
3	232607	9024	3/5/07	\$168,000	PREVIMP<=25K
3	232607	9035	4/28/06	\$132,708	QUIT CLAIM DEED
3	232607	9053	5/10/05	\$90,000	PREVIMP<=25K
3	252606	9044	5/2/05	\$181,764	RELATED PARTY, FRIEND, OR NEIGHBOR
3	252606	9055	9/16/05	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	252606	9087	4/16/07	\$990,975	EXEMPT FROM EXCISE TAX
3	252606	9089	11/1/05	\$175,000	DOR RATIO
3	252606	9089	2/2/05	\$138,000	DOR RATIO
3	252606	9092	3/14/06	\$282,000	DOR RATIO
3	252606	9095	1/24/05	\$788,900	RELOCATION - SALE TO SERVICE
3	252606	9097	1/21/05	\$740,000	RELOCATION - SALE TO SERVICE
3	252606	9099	8/18/06	\$283,000	PREVIMP<=25K
3	252606	9099	8/16/05	\$219,950	PREVIMP<=25K
3	252606	9102	1/12/05	\$175,000	DOR RATIO
3	252606	9104	5/12/06	\$193,500	DOR RATIO
3	262607	9080	4/20/05	\$959,500	OPEN SPACE
3	272607	9075	2/9/06	\$160,000	%COMPL
3	282607	9027	3/21/05	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	282607	9043	10/13/05	\$166,000	DOR RATIO
3	282607	9064	5/17/05	\$32,593	QUIT CLAIM DEED
3	282607	9103	8/13/07	\$139,037	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	282607	9162	9/1/05	\$160,000	DOR RATIO
3	292607	9054	3/21/07	\$200,000	PREVIMP<=25K
3	302607	9008	10/2/06	\$1,480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	312607	9044	11/16/05	\$285,000	DOR RATIO
3	322607	9004	7/6/07	\$513,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	322607	9010	6/20/05	\$129,000	DOR RATIO
3	322607	9059	6/9/06	\$679,950	OPEN SPACE
3	404720	0195	7/11/07	\$385,000	IMP COUNT
3	404720	0385	1/3/05	\$10,000	QUIT CLAIM DEED
3	404720	0385	3/10/05	\$239,950	NON-REPRESENTATIVE SALE
3	404720	0950	6/18/05	\$105,000	PARTIAL INTEREST (1/3, 1/2, Etc.)

**Vacant Sales Used in this Annual Update Analysis
Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012606	9020	2/22/07	\$225,000	3310560	N	N
1	072507	9006	5/16/06	\$150,000	867715	N	N
1	092507	9031	7/24/07	\$91,410	152460	N	N
1	112606	9001	12/12/07	\$640,000	7798547	N	N
1	122606	9050	6/28/06	\$120,000	1665734	N	N
2	182607	9024	8/18/06	\$1,800,000	200811	N	N
2	182607	9049	12/3/07	\$300,000	217800	N	N
2	212970	0140	4/20/05	\$450,000	456944	N	N
3	082607	9056	11/7/06	\$94,000	217800	N	N
3	082607	9064	4/3/06	\$121,000	226512	N	N
3	082607	9073	7/14/06	\$200,000	467398	N	N
3	142607	9023	5/17/06	\$115,000	216057	N	N
3	142607	9026	4/21/06	\$212,500	215622	N	N
3	142607	9026	7/23/07	\$245,000	215622	N	N
3	142607	9058	10/22/07	\$175,000	211701	N	N
3	155000	0080	6/9/06	\$216,000	421638	N	N
3	155000	0221	3/21/05	\$95,000	222591	N	N
3	155000	0250	10/7/05	\$139,950	403801	N	N
3	155000	0440	11/28/06	\$199,000	419338	N	N
3	155000	0705	12/21/07	\$150,000	265280	N	N
3	155810	0505	7/21/06	\$200,000	424674	N	N
3	162607	9018	10/8/07	\$220,000	871200	N	N
3	162607	9065	5/4/06	\$180,000	217800	N	N
3	162607	9143	7/6/05	\$110,000	216928	N	N
3	172607	9063	10/16/07	\$275,000	780595	N	N
3	202607	9010	11/1/06	\$170,000	216057	N	N
3	212607	9082	3/29/06	\$121,250	135909	N	N
3	232507	9032	2/5/07	\$175,000	91040	N	N
3	232607	9004	8/18/06	\$230,000	1676188	N	N
3	252606	9003	7/6/06	\$100,000	127630	N	N
3	282607	9010	9/19/05	\$176,500	270943	N	N
3	292607	9004	1/17/06	\$58,000	170319	N	N
3	292607	9026	11/20/07	\$250,000	871200	N	N
3	292607	9026	5/16/06	\$160,000	871200	N	N
3	292607	9031	4/13/06	\$160,000	397267	N	N
3	312607	9001	1/18/05	\$269,000	1702760	N	N
3	322607	9074	11/16/06	\$217,000	199069	N	N
3	404720	0390	6/13/07	\$154,000	19819	Y	Y
3	404720	0500	4/25/06	\$100,000	18970	N	N
3	861190	0080	9/19/06	\$189,000	403801	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	092507	9014	10/16/07	\$83,851	DOR RATIO
1	122606	9027	7/21/06	\$3,600	PREVLAND<=25K
1	232606	9028	4/10/07	\$895,000	MULTI-PARCEL SALE
2	182607	9069	7/5/05	\$155,000	DOR RATIO
2	213070	1910	12/17/07	\$147,000	PREVLAND<=25K
2	213170	0760	4/3/07	\$135,000	CHANGE OF USE
2	213170	0760	10/2/07	\$153,000	CHANGE OF USE
2	213170	0765	4/3/07	\$135,000	CHANGE OF USE
2	242606	9023	7/12/07	\$1,500,000	DOR RATIO
2	732580	0070	6/24/05	\$400,000	BUILDER OR DEVELOPER SALES
3	072607	9030	5/24/06	\$368,000	MULTI-PARCEL SALE
3	152607	9037	6/3/05	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	154950	0250	11/15/05	\$120,000	PREVLAND<=25K
3	155000	0105	6/30/06	\$105,000	DOR RATIO
3	155810	0015	4/22/05	\$40,000	DOR RATIO
3	202607	9068	5/24/07	\$125,000	DOR RATIO
3	222607	9003	11/13/06	\$360,000	PREVLAND<=25K
3	242606	9022	5/26/06	\$3,680	PREVLAND<=25K
3	322607	9023	4/25/06	\$5,000	PREVLAND<=25K