

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Novelty Hill/Union Hill / 71  
**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 1516  
 Range of Sale Dates: 1/2005 - 12/2007

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$197,600	\$346,200	\$543,800	\$611,200	89.0%	10.26%
<b>2008 Value</b>	\$218,900	\$384,200	\$603,100	\$611,200	98.7%	10.27%
<b>Change</b>	+\$21,300	+\$38,000	+\$59,300		+9.7%	0.01%
<b>% Change</b>	+10.8%	+11.0%	+10.9%		+10.9%	0.10%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2007 Value</b>	\$216,800	\$348,600	\$565,400
<b>2008 Value</b>	\$240,200	\$386,800	\$627,000
<b>Percent Change</b>	+10.8%	+11.0%	+10.9%

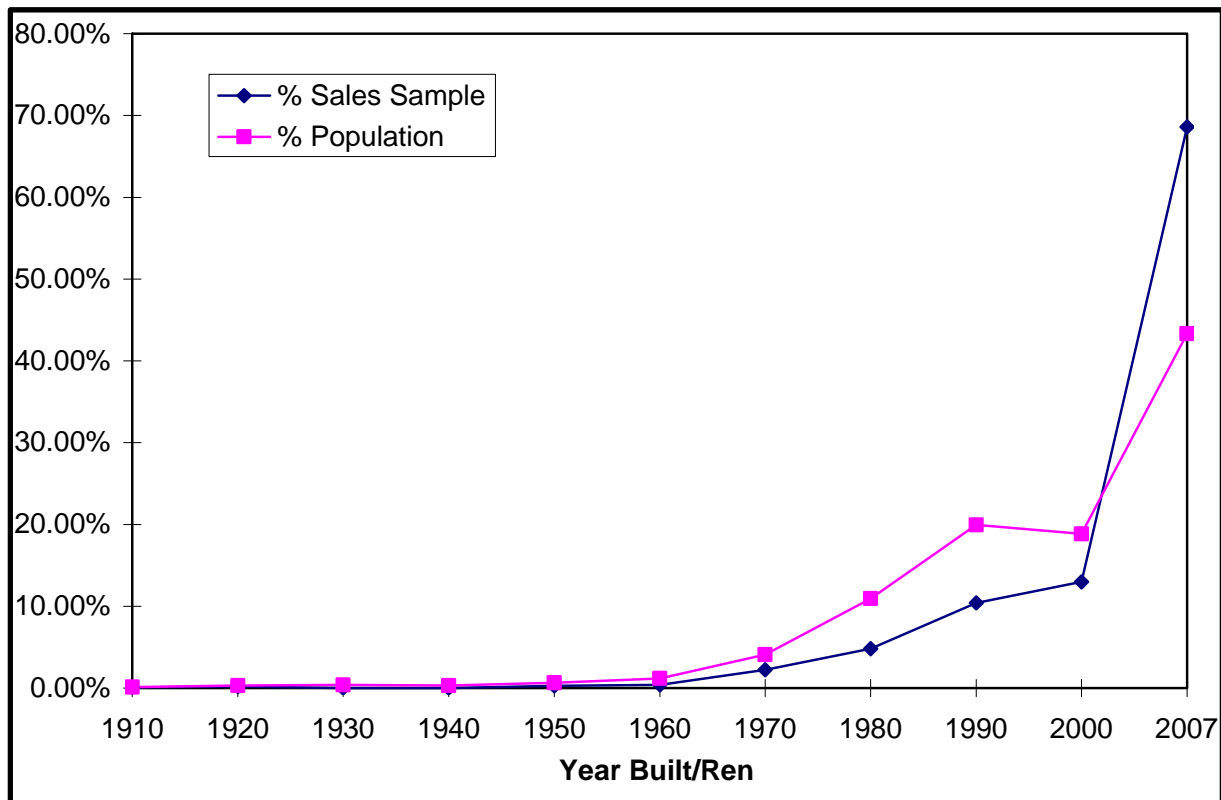
Number of one to three unit residences in the Population: 6334

**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, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.07%
1920	3	0.20%
1930	0	0.00%
1940	0	0.00%
1950	4	0.26%
1960	6	0.40%
1970	34	2.24%
1980	73	4.82%
1990	158	10.42%
2000	197	12.99%
2007	1040	68.60%
	1516	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	18	0.28%
1930	23	0.36%
1940	18	0.28%
1950	40	0.63%
1960	75	1.18%
1970	258	4.07%
1980	693	10.94%
1990	1264	19.96%
2000	1194	18.85%
2007	2744	43.32%
	6334	

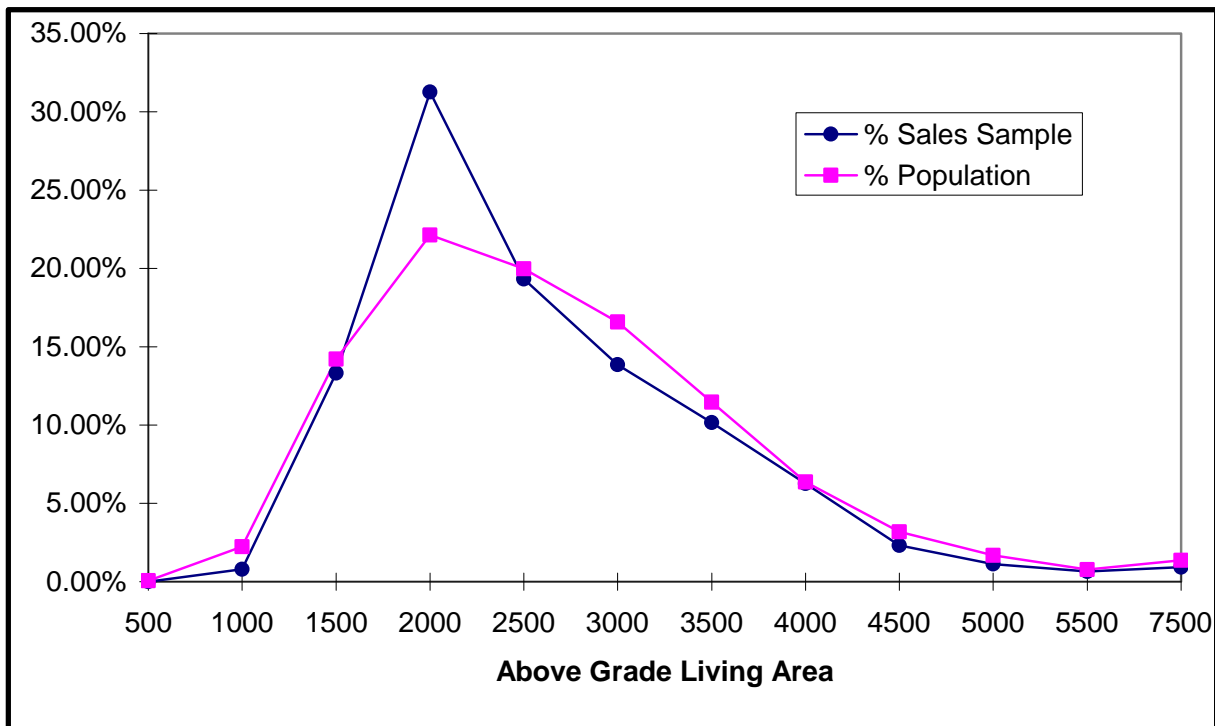


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	0.79%
1500	202	13.32%
2000	474	31.27%
2500	293	19.33%
3000	210	13.85%
3500	154	10.16%
4000	95	6.27%
4500	35	2.31%
5000	17	1.12%
5500	10	0.66%
7500	14	0.92%
	1516	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	142	2.24%
1500	900	14.21%
2000	1402	22.13%
2500	1265	19.97%
3000	1050	16.58%
3500	726	11.46%
4000	403	6.36%
4500	201	3.17%
5000	106	1.67%
5500	49	0.77%
10500	86	1.36%
	6334	

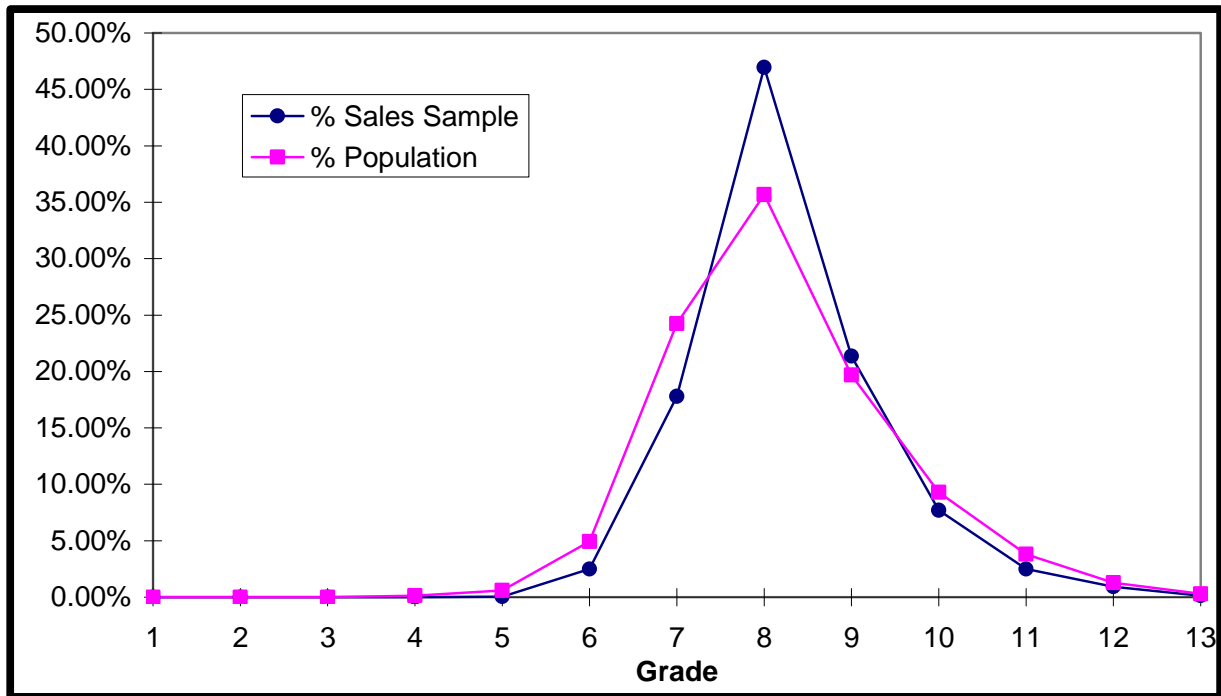


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

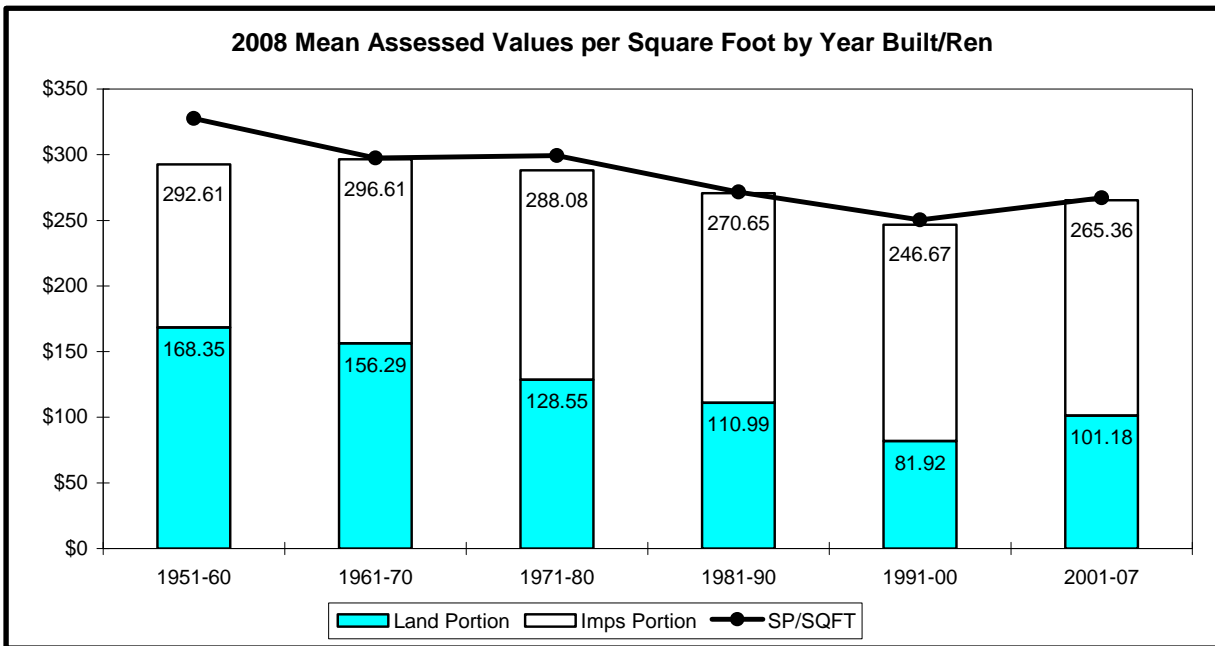
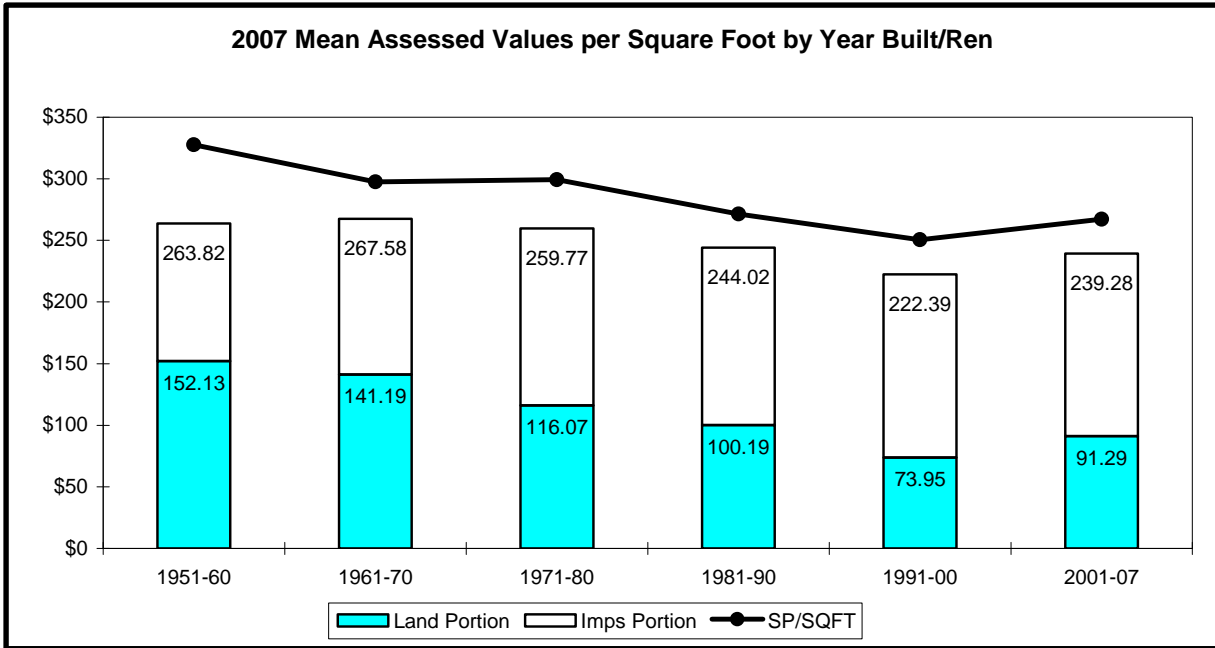
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.07%
6	38	2.51%
7	270	17.81%
8	712	46.97%
9	324	21.37%
10	117	7.72%
11	38	2.51%
12	14	0.92%
13	2	0.13%
	1516	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.13%
5	39	0.62%
6	313	4.94%
7	1535	24.23%
8	2260	35.68%
9	1248	19.70%
10	589	9.30%
11	241	3.80%
12	82	1.29%
13	19	0.30%
	6334	



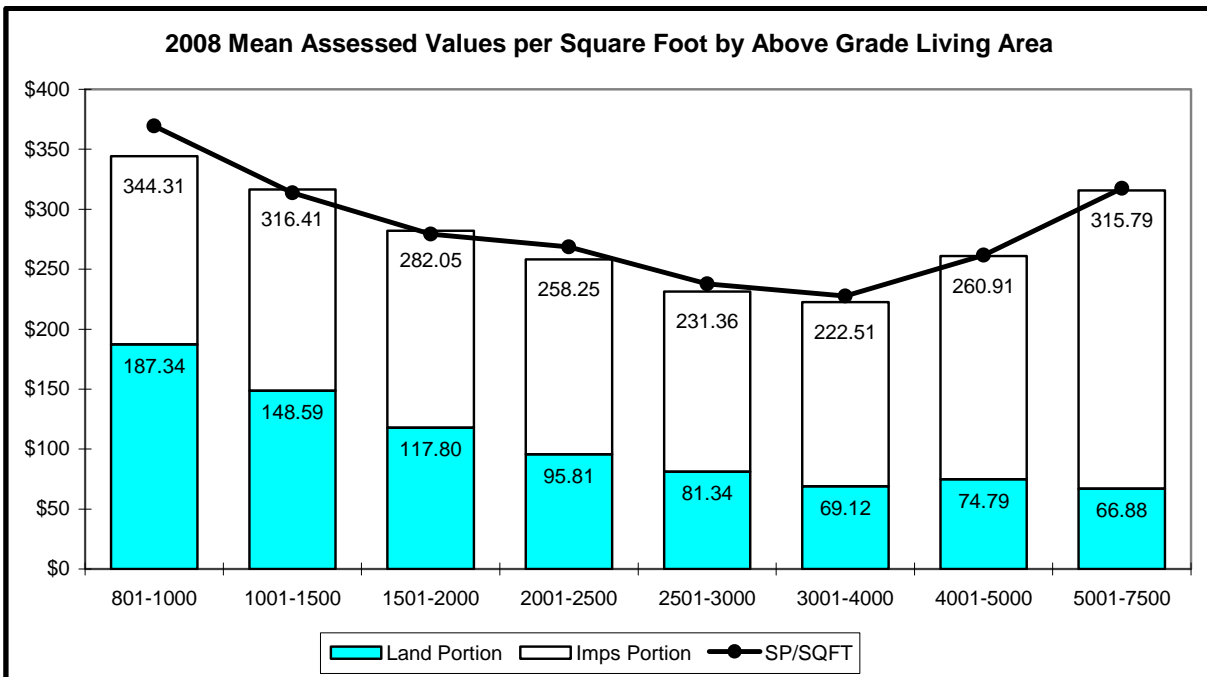
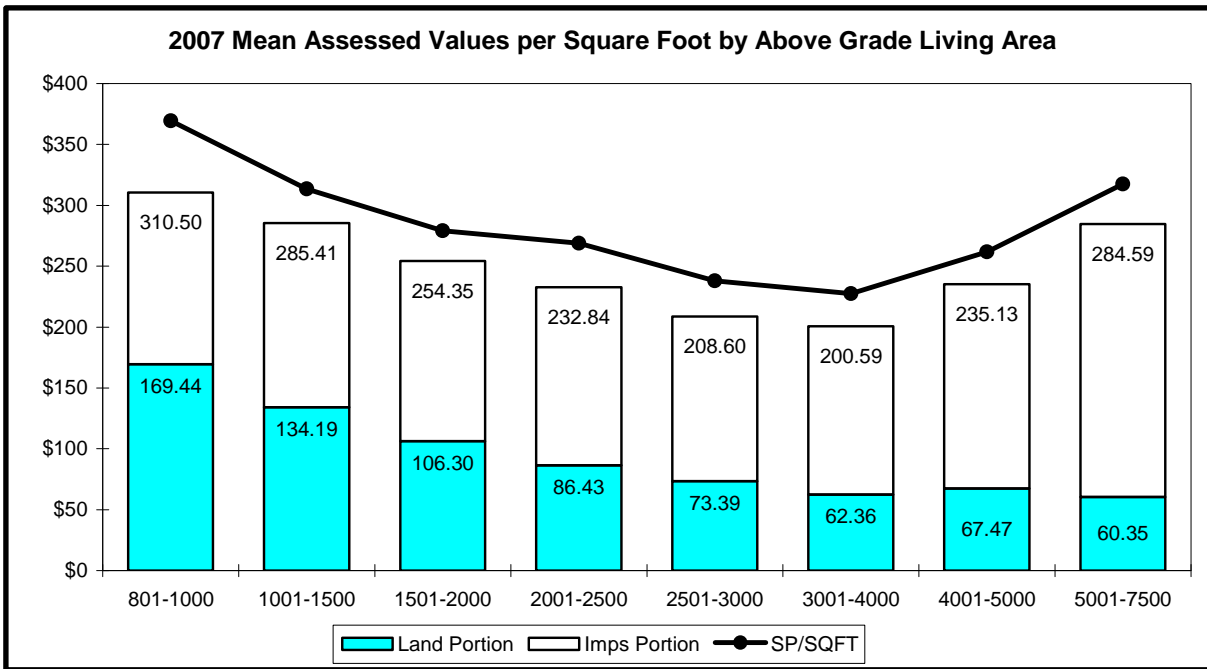
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



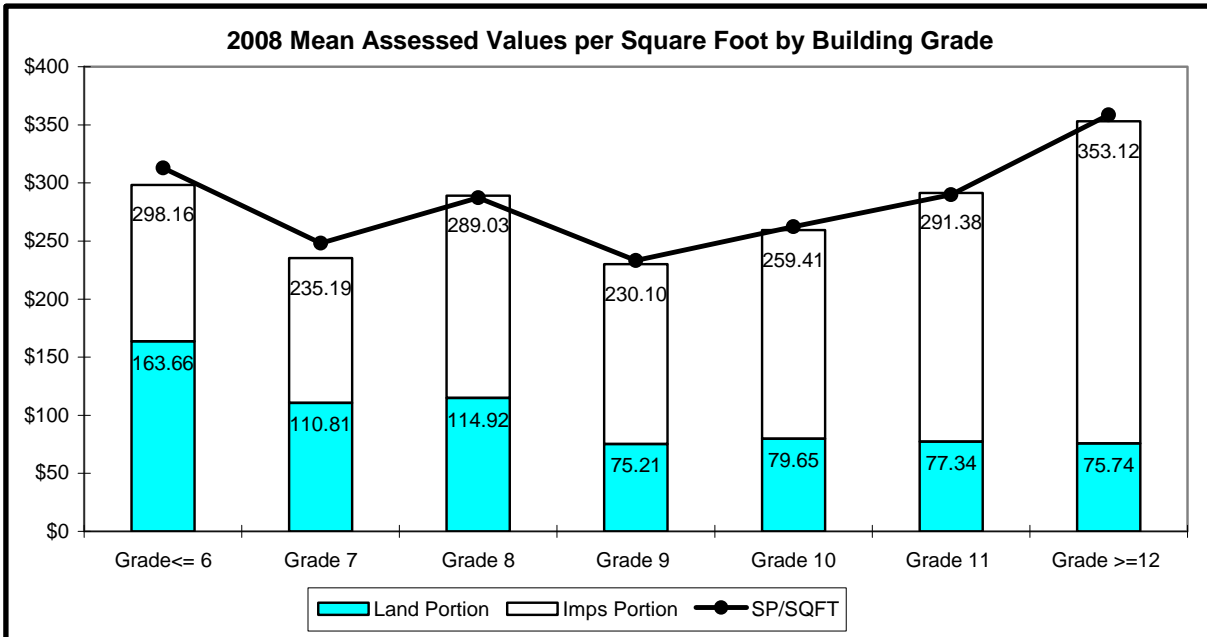
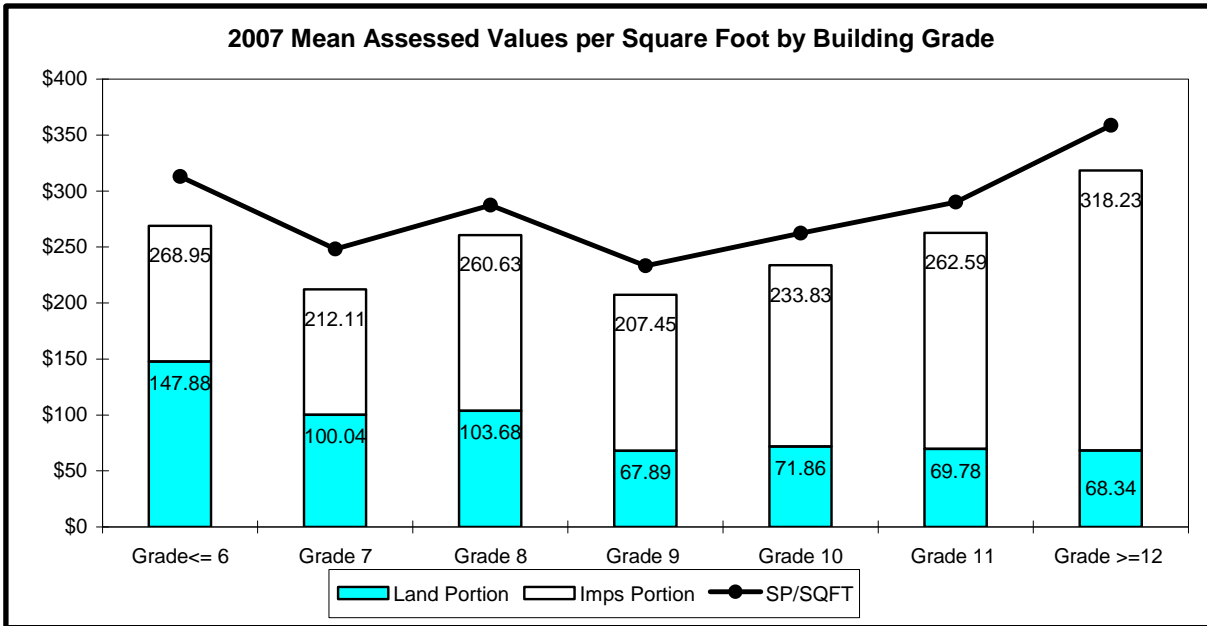
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

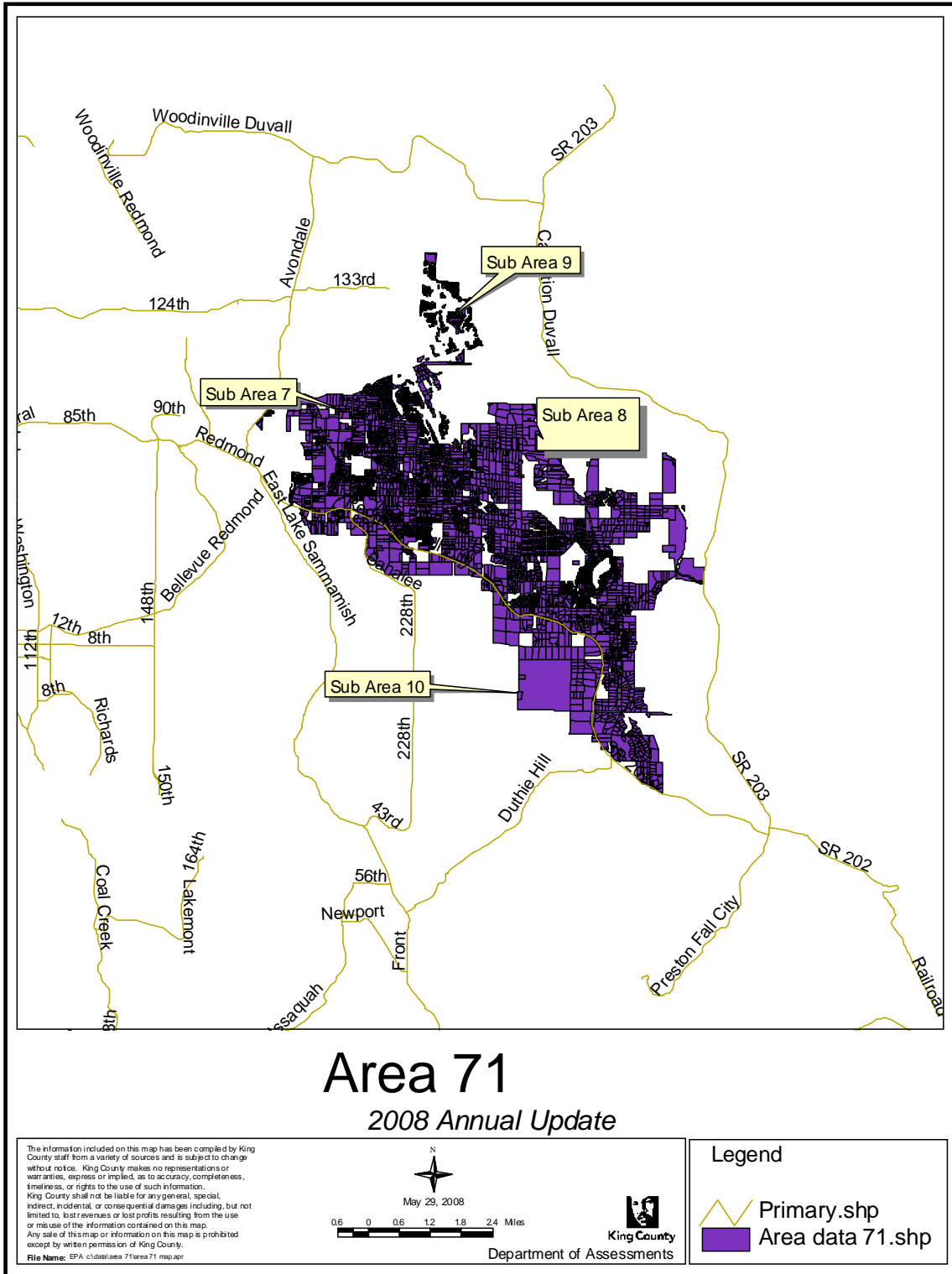


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## 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: May 28, 2008***

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

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

### ***Data Utilized***

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

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

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

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

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

### ***Land Update***

Based on the 48 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 10.8% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.11, 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, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

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 1516 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization

The derived adjustment formula is:

2008 Total Value = 2007 Total Value \* 1.11

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

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

- Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value \* 1.11)
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value \* 1.11).
- \*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”, is in “poor” condition, or “obsolescence”, 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***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value \* 1.11, 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 71 Annual Update Model Adjustments

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

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

**Overall (if no other adjustments apply)**

11.00%

### **Comments**

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 71 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 .987

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.
<=6	39	0.858	0.951	10.9%	0.917	0.986
7	270	0.854	0.947	10.9%	0.934	0.959
8	712	0.901	0.999	10.9%	0.992	1.006
9	324	0.888	0.985	10.9%	0.972	0.997
10	117	0.893	0.991	10.9%	0.973	1.008
11	38	0.904	1.003	11.0%	0.973	1.034
>=12	16	0.887	0.985	11.0%	0.920	1.049
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	14	0.811	0.900	10.9%	0.857	0.942
1961-1970	34	0.903	1.001	10.9%	0.963	1.039
1971-1980	73	0.867	0.961	10.9%	0.939	0.984
1981-1990	158	0.904	1.003	10.9%	0.988	1.018
1991-2000	197	0.893	0.990	10.9%	0.976	1.004
>=2001	1040	0.889	0.985	10.9%	0.979	0.992
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
FAIR	4	0.822	0.911	10.9%	0.783	1.040
AVERAGE	1415	0.890	0.987	10.9%	0.982	0.992
GOOD	83	0.896	0.994	10.9%	0.972	1.015
VERY GOOD	14	0.843	0.935	10.9%	0.876	0.994
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	665	0.897	0.995	10.9%	0.988	1.002
1.5	24	0.876	0.972	10.9%	0.928	1.015
2	816	0.885	0.982	10.9%	0.974	0.989
2.5	11	0.910	1.010	11.0%	0.964	1.055

## Area 71 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 .987

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.
0801-1000	12	0.839	0.930	10.9%	0.871	0.990
1001-1500	202	0.911	1.010	10.9%	0.996	1.023
1501-2000	474	0.912	1.011	10.9%	1.002	1.020
2001-2500	293	0.867	0.961	10.9%	0.949	0.973
2501-3000	210	0.877	0.973	10.9%	0.958	0.987
3001-4000	249	0.882	0.979	10.9%	0.967	0.991
4001-5000	52	0.897	0.995	11.0%	0.969	1.021
>=5001	24	0.898	0.996	11.0%	0.946	1.047
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1489	0.890	0.987	10.9%	0.981	0.992
Y	27	0.900	0.999	10.9%	0.964	1.034
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1513	0.889	0.987	10.9%	0.981	0.992
Y	3	0.989	1.097	11.0%	0.987	1.208
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
7	402	0.893	0.990	10.9%	0.979	1.001
8	291	0.860	0.954	10.9%	0.942	0.965
9	573	0.903	1.001	10.9%	0.994	1.008
10	250	0.889	0.986	10.9%	0.974	0.998

## Area 71 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 .987

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.

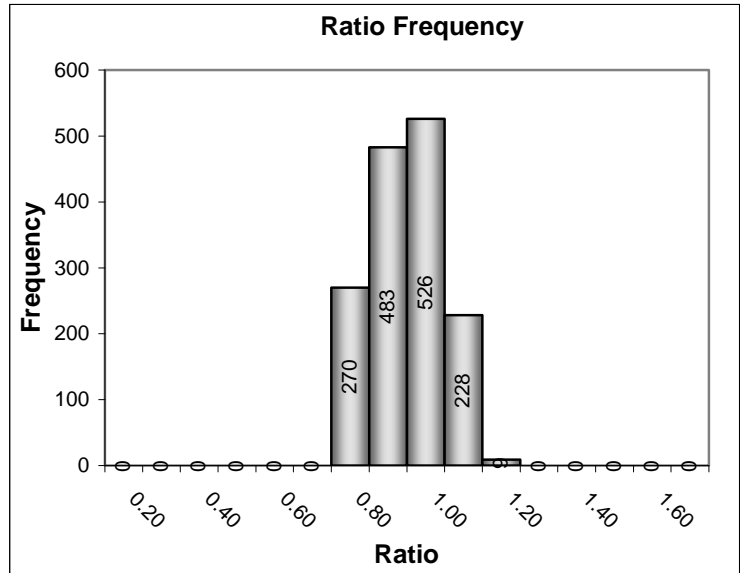
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=3000	24	0.866	0.960	10.9%	0.918	1.002
03001-05000	478	0.913	1.012	10.9%	1.002	1.022
05001-08000	422	0.885	0.982	10.9%	0.973	0.991
08001-12000	92	0.853	0.946	10.9%	0.927	0.966
12001-16000	22	0.893	0.990	10.9%	0.948	1.031
16001-20000	12	0.855	0.949	10.9%	0.881	1.016
20001-30000	70	0.889	0.986	10.9%	0.960	1.011
30001-43559	156	0.890	0.987	10.9%	0.972	1.003
1AC-3AC	181	0.886	0.983	10.9%	0.969	0.998
3.01AC-5AC	38	0.867	0.962	10.9%	0.927	0.996
>=5.1AC	21	0.892	0.990	10.9%	0.944	1.036

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NE DISTRICT / TEAM 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/29/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 71	<b>Appr ID:</b> EPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	1516
Mean Assessed Value	543,800
Mean Sales Price	611,200
Standard Deviation AV	219,912
Standard Deviation SP	256,208
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.899
Median Ratio	0.901
Weighted Mean Ratio	0.890
<b>UNIFORMITY</b>	
Lowest ratio	0.713
Highest ratio:	1.165
Coefficient of Dispersion	8.54%
Standard Deviation	0.092
Coefficient of Variation	10.26%
Price Related Differential (PRD)	1.011
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.892
Upper limit	0.907
<b>95% Confidence: Mean</b>	
Lower limit	0.895
Upper limit	0.904
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	6334
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	1516
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	749
# ratios above mean:	767
z:	0.462
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 71



# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NE DISTRICT / TEAM 3	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 5/29/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 71	<b>Appr ID:</b> EPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1516
<b>Mean Assessed Value</b>	603,100
<b>Mean Sales Price</b>	611,200
<b>Standard Deviation AV</b>	244,095
<b>Standard Deviation SP</b>	256,208

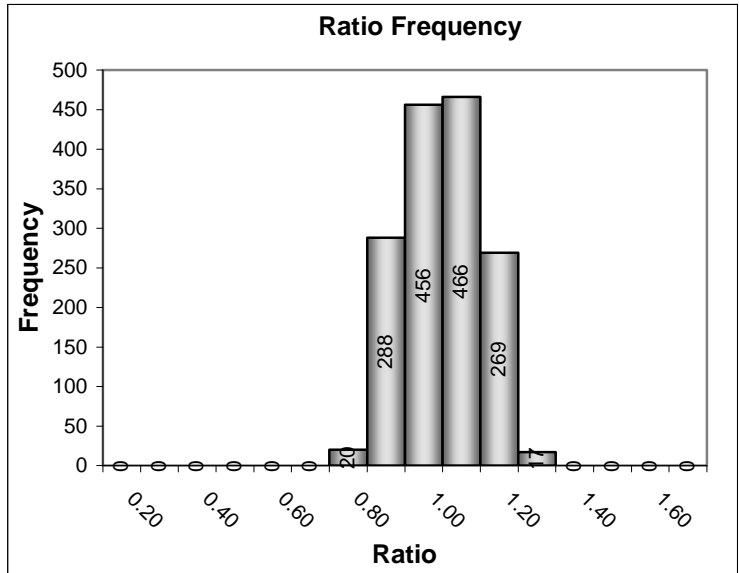
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.997
<b>Median Ratio</b>	1.000
<b>Weighted Mean Ratio</b>	0.987

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.790
<b>Highest ratio:</b>	1.292
<b>Coefficient of Dispersion</b>	8.53%
<b>Standard Deviation</b>	0.102
<b>Coefficient of Variation</b>	10.27%
<b>Price Related Differential (PRD)</b>	1.011

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.990
Upper limit	1.005
<b>95% Confidence: Mean</b>	
Lower limit	0.992
Upper limit	1.002

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6334
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.102
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	1516
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	748
# ratios above mean:	768
z:	0.514
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 71

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 71**  
**(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
007	082506	9032	11/2/05	\$549,500	2330	0	5	1947	2	125452	N	N	7550 196TH AVE NE
007	880730	0130	7/5/07	\$366,000	910	0	6	1969	5	10240	N	N	20615 NE 76TH PL
007	880730	0180	3/14/05	\$270,000	910	0	6	1969	4	10115	N	N	20645 NE 76TH PL
007	062506	9147	10/21/05	\$311,840	940	0	6	1950	3	7383	N	N	9006 AVONDALE RD NE
007	880760	0430	9/11/07	\$387,500	960	0	6	1969	3	10350	N	N	20804 NE 91ST ST
007	062506	9100	6/20/05	\$649,900	1020	400	6	1918	5	132422	N	N	9215 195TH AVE NE
007	880730	0200	12/5/05	\$358,000	1060	460	6	1969	4	11371	N	N	20626 NE 76TH PL
007	880730	0220	9/11/07	\$429,950	1060	1060	6	1969	4	10000	N	N	20614 NE 76TH PL
007	062506	9068	9/19/06	\$367,500	1110	730	6	1947	4	12650	N	N	9046 AVONDALE RD NE
007	880760	0250	8/11/06	\$360,000	1120	840	6	1970	3	13020	N	N	21016 NE 92ND ST
007	880730	0120	7/17/06	\$350,000	1140	0	6	1969	5	10185	N	N	7562 206TH PL NE
007	880780	0240	12/17/07	\$347,500	1150	0	6	1970	4	12720	N	N	21015 NE 67TH ST
007	880780	0250	4/11/06	\$420,000	1150	0	6	1970	4	12879	N	N	21021 NE 67TH ST
007	880730	0560	10/5/05	\$301,000	1180	0	6	1969	5	8856	N	N	20697 NE 79TH ST
007	880781	0230	5/1/05	\$332,000	1180	500	6	1978	4	12600	N	N	21403 NE 60TH PL
007	880781	0220	12/19/05	\$358,000	1190	430	6	1978	3	12780	N	N	21321 NE 60TH PL
007	062506	9118	7/28/05	\$309,000	1220	0	6	1969	3	9750	N	N	9425 195TH AVE NE
007	102506	9105	5/18/07	\$584,000	1230	0	6	1986	4	99752	N	N	22824 NE UNION HILL RD
007	880781	0360	3/7/05	\$310,000	1230	0	6	1976	4	11016	N	N	21322 NE 60TH PL
007	880780	0050	6/9/07	\$435,000	1250	0	6	1970	3	22663	N	N	21007 NE 66TH ST
007	880780	0050	7/20/05	\$335,000	1250	0	6	1970	3	22663	N	N	21007 NE 66TH ST
007	880781	0580	4/19/06	\$349,000	1250	0	6	1970	4	10812	N	N	6063 212TH AVE NE
007	880781	0800	12/12/05	\$334,900	1250	0	6	1970	4	11250	N	N	21312 NE 61ST ST
007	880781	0430	6/12/07	\$383,000	1300	0	6	1977	4	9900	N	N	21120 NE 60TH PL
007	880781	0320	5/30/06	\$385,012	1380	0	6	1976	4	10800	N	N	21430 NE 60TH PL
007	880781	0750	1/20/06	\$350,000	1420	0	6	1970	3	22040	N	N	6028 215TH AVE NE
007	880780	0200	4/18/05	\$340,000	1500	0	6	1970	4	14100	N	N	21026 NE 66TH ST
007	062506	9117	9/27/06	\$375,000	1540	0	6	1969	5	12615	N	N	9413 195TH AVE NE
007	062506	9117	3/31/05	\$359,900	1540	0	6	1969	5	12615	N	N	9413 195TH AVE NE
007	880730	0270	7/16/07	\$365,000	1580	0	6	1969	3	9900	N	N	20508 NE 78TH ST
007	092506	9023	7/24/07	\$485,000	1600	0	6	1971	3	88862	N	N	22733 NE UNION HILL RD

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	172506	9060	6/29/06	\$565,000	1640	0	6	1913	4	118047	N	N	20410 NE 50TH ST
007	880730	0470	8/31/06	\$410,000	1720	0	6	1969	3	10000	N	N	20660 NE 79TH ST
007	172506	9016	10/4/06	\$675,000	2180	0	6	1900	4	231303	N	N	19841 NE 50TH ST
007	033960	0210	3/15/05	\$247,500	870	0	7	1986	3	2682	N	N	9102 183RD CT NE
007	033960	0480	11/22/06	\$305,000	870	0	7	1987	3	3256	N	N	9102 182ND AVE NE
007	880770	0020	3/23/06	\$357,500	870	840	7	1969	3	12600	N	N	21043 NE 91ST ST
007	880770	0090	12/26/05	\$330,000	910	0	7	1969	3	11250	N	N	21036 NE 91ST ST
007	033960	0360	4/19/07	\$340,000	1000	0	7	1985	3	2986	N	N	18304 NE 92ND CT
007	033960	0030	10/31/05	\$311,500	1070	0	7	1985	3	3823	N	N	9107 182ND AVE NE
007	033960	0320	8/11/05	\$280,000	1080	0	7	1985	3	4187	N	N	18318 NE 92ND CT
007	033960	0350	6/15/05	\$280,000	1080	0	7	1985	3	3181	N	N	18308 NE 92ND CT
007	162506	9005	6/5/06	\$715,000	1120	1120	7	1981	4	203425	N	N	5806 216TH PL NE
007	052506	9058	11/23/05	\$310,000	1200	0	7	1959	3	23456	N	N	19908 NE UNION HILL RD
007	751120	0360	6/25/05	\$399,950	1210	1060	7	1983	3	62597	N	N	5309 221ST AVE NE
007	062506	9032	4/3/06	\$575,000	1260	0	7	1958	3	106722	Y	N	9220 195TH AVE NE
007	880760	0440	7/17/07	\$435,000	1260	0	7	1977	3	10350	N	N	9112 208TH AVE NE
007	092506	9121	3/17/05	\$459,000	1280	1200	7	1984	3	60548	N	N	22012 NE 75TH ST
007	033960	0020	3/28/05	\$310,000	1300	0	7	1985	3	3435	N	N	9111 182ND AVE NE
007	033960	0150	1/4/07	\$399,900	1300	0	7	1986	3	3963	N	N	18119 NE 91ST CT
007	033960	0180	8/10/06	\$349,500	1300	0	7	1986	3	3363	N	N	9109 183RD CT NE
007	033960	0270	6/23/06	\$391,000	1300	0	7	1985	3	3491	N	N	18315 NE 92ND CT
007	102506	9116	11/10/06	\$390,000	1320	980	7	1967	2	35719	N	N	23225 NE UNION HILL RD
007	880780	0280	4/15/05	\$438,000	1320	760	7	1991	3	11938	N	N	21020 NE 67TH ST
007	152506	9048	7/25/07	\$437,500	1340	560	7	1968	4	30215	N	N	5057 236TH AVE NE
007	152506	9048	7/6/05	\$372,110	1340	560	7	1968	4	30215	N	N	5057 236TH AVE NE
007	033960	0460	12/30/05	\$299,000	1360	0	7	1986	3	3188	N	N	18208 NE 91ST ST
007	092506	9048	6/1/06	\$542,000	1430	0	7	1979	3	99752	N	N	22621 NE 76TH ST
007	052506	9110	9/26/07	\$448,000	1450	1450	7	1952	3	24750	N	N	8030 199TH AVE NE
007	052506	9110	6/25/06	\$500,000	1450	1450	7	1952	3	24750	N	N	8030 199TH AVE NE
007	102506	9217	4/10/06	\$408,000	1450	0	7	1984	3	35002	N	N	23513 NE 72ND ST
007	052506	9013	4/11/07	\$475,000	1460	420	7	1978	3	48787	N	N	20008 NE UNION HILL RD

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	062506	9092	3/29/05	\$347,500	1460	0	7	1960	3	13750	N	N	18609 NE 95TH ST
007	042506	9133	10/27/06	\$545,000	1480	0	7	1987	3	50094	N	N	9401 218TH AVE NE
007	880781	0820	12/28/05	\$499,999	1490	980	7	2003	3	13680	N	N	21218 NE 61ST ST
007	880760	0310	7/5/05	\$341,600	1540	0	7	1970	4	9450	N	N	9209 210TH AVE NE
007	033960	0400	7/25/05	\$310,000	1560	0	7	1987	3	3422	N	N	18206 NE 92ND ST
007	033960	0500	10/21/05	\$339,500	1560	0	7	1987	3	3205	N	N	9110 182ND AVE NE
007	042506	9042	4/8/05	\$510,000	1560	610	7	1980	4	54450	N	N	21915 NE 85TH ST
007	880730	0340	6/1/07	\$480,000	1640	0	7	1994	3	18600	N	N	7527 206TH PL NE
007	880781	0200	1/12/05	\$415,000	1780	890	7	1989	3	13950	N	N	21305 NE 60TH PL
007	052506	9100	9/14/06	\$566,400	2300	0	7	1976	4	35000	N	N	8416 208TH AVE NE
007	052506	9115	4/25/06	\$565,000	2310	1200	7	1984	4	46609	Y	N	8049 199TH AVE NE
007	062506	9066	6/17/05	\$410,000	2340	0	7	1947	3	34043	N	N	9004 AVONDALE RD NE
007	102506	9146	5/19/05	\$573,000	1330	1000	8	1977	3	108028	N	N	7029 232ND AVE NE
007	133090	0370	4/7/06	\$487,000	1400	670	8	1981	3	35235	N	N	4702 232ND AVE NE
007	812160	0070	2/22/06	\$475,000	1430	500	8	1975	3	39440	N	N	6607 227TH AVE NE
007	751120	0380	8/6/06	\$475,000	1470	1080	8	1980	4	43560	N	N	5331 221ST AVE NE
007	133090	0500	5/22/06	\$470,000	1490	1130	8	1980	3	24186	N	N	4706 228TH AVE NE
007	162100	0030	9/5/07	\$615,000	1540	550	8	1984	3	47594	N	N	23902 NE 75TH ST
007	162100	0030	3/6/06	\$588,000	1540	550	8	1984	3	47594	N	N	23902 NE 75TH ST
007	241391	0140	9/18/06	\$550,000	1650	0	8	1976	4	54014	N	N	21120 NE 78TH ST
007	154280	0030	6/19/06	\$450,000	1650	0	8	1996	3	5026	N	N	18395 NE 97TH CT
007	133090	0750	11/8/06	\$495,000	1660	700	8	1981	3	40188	N	N	22903 NE 46TH ST
007	950885	0210	2/21/07	\$575,000	1660	900	8	1980	3	37344	N	N	6905 237TH AVE NE
007	152506	9078	3/2/05	\$449,000	1670	0	8	1982	3	110206	N	N	23816 NE 43RD ST
007	133090	0390	5/9/05	\$461,000	1690	440	8	1980	3	40590	N	N	4705 232ND AVE NE
007	751120	0020	6/27/07	\$460,000	1690	0	8	1984	4	53578	N	N	5011 218TH AVE NE
007	133090	0080	4/7/05	\$370,000	1700	0	8	1980	3	36058	N	N	4515 229TH AVE NE
007	133090	0310	9/26/05	\$489,000	1720	740	8	1979	3	36716	N	N	4506 232ND AVE NE
007	751120	0230	11/1/05	\$600,000	1720	670	8	1983	4	40640	N	N	5322 222ND AVE NE
007	102506	9050	3/28/07	\$563,000	1740	400	8	1975	4	53579	N	N	7009 232ND AVE NE
007	102506	9050	7/28/05	\$540,000	1740	400	8	1975	4	53579	N	N	7009 232ND AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	162100	0020	6/17/05	\$425,000	1750	0	8	1986	3	35111	N	N	23811 NE 75TH ST
007	812150	0180	12/11/07	\$485,700	1750	390	8	1974	4	40635	N	N	22820 NE 64TH ST
007	154280	0090	8/8/05	\$331,000	1760	0	8	1996	3	3648	N	N	18390 NE 97TH CT
007	154280	0150	9/6/06	\$445,000	1760	0	8	1996	3	3840	N	N	9773 184TH CT NE
007	102506	9203	4/5/06	\$465,000	1780	0	8	1988	4	39445	N	N	23321 NE 71ST ST
007	133090	0190	9/14/06	\$650,000	1840	200	8	1980	3	43428	N	N	22853 NE 42ND ST
007	133090	0070	3/10/05	\$400,000	1870	0	8	1980	3	39765	N	N	4601 229TH AVE NE
007	133090	0090	9/16/05	\$529,950	1870	0	8	1980	4	47044	N	N	4503 229TH AVE NE
007	950885	0230	4/24/07	\$530,000	1870	540	8	1980	3	35818	N	N	6914 237TH AVE NE
007	241391	0070	4/13/07	\$650,000	1930	1200	8	1974	4	43560	N	N	20935 NE 77TH ST
007	812161	0040	8/7/07	\$530,000	2000	0	8	1974	3	40635	N	N	23020 NE 61ST ST
007	751120	0060	3/20/06	\$620,000	2030	1400	8	1984	3	75794	N	N	5119 218TH AVE NE
007	162506	9048	12/6/07	\$825,000	2040	1410	8	1978	4	157251	N	N	21708 NE REDMOND-FALL CITY RD
007	102506	9231	6/6/07	\$650,000	2070	0	8	1987	3	111949	N	N	7818 238TH AVE NE
007	133090	0700	9/5/07	\$532,692	2070	0	8	1980	3	34144	N	N	4218 229TH AVE NE
007	133090	0420	12/11/05	\$486,000	2080	430	8	1983	3	31460	N	N	23102 NE 47TH ST
007	182506	9100	4/19/05	\$499,500	2090	0	8	1989	3	38809	N	N	5633 196TH AVE NE
007	042506	9078	7/26/05	\$509,000	2120	0	8	1988	3	50529	N	N	21724 NE 97TH PL
007	052506	9113	7/2/07	\$598,000	2120	0	8	1980	3	35618	N	N	8019 199TH AVE NE
007	172506	9097	10/6/06	\$599,500	2170	0	8	1988	3	83635	Y	N	20926 NE 58TH ST
007	102506	9162	7/26/06	\$540,000	2180	0	8	1977	4	96703	N	N	7615 238TH AVE NE
007	042506	9085	11/22/05	\$581,000	2230	0	8	1987	3	45302	N	N	9010 218TH AVE NE
007	133090	0550	3/27/06	\$576,251	2230	0	8	1980	3	31560	N	N	23101 NE 47TH ST
007	812150	0100	8/2/05	\$575,000	2340	0	8	1974	4	40635	N	N	23056 NE 64TH ST
007	381100	0280	7/5/05	\$500,000	2360	0	8	1983	3	42625	N	N	20719 NE 68TH ST
007	812150	0040	9/11/06	\$599,880	2360	0	8	1975	4	40635	N	N	6235 230TH AVE NE
007	102506	9228	9/26/05	\$489,750	2370	0	8	1986	4	55022	N	N	23702 NE 65TH PL
007	805350	0540	8/23/05	\$774,800	2440	0	8	1987	4	119354	N	N	10109 212TH AVE NE
007	092506	9180	7/26/07	\$649,950	2460	0	8	1987	3	37920	N	N	7225 218TH AVE NE
007	162506	9038	9/6/05	\$515,000	2460	0	8	1976	4	34479	N	N	22309 NE REDMOND-FALL CITY RD
007	133090	0620	6/28/05	\$507,000	2490	0	8	1980	3	39300	N	N	4503 232ND AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	052506	9131	11/30/05	\$641,000	2510	0	8	1993	4	69325	N	N	20916 NE 93RD PL
007	102506	9240	2/28/07	\$645,000	2520	0	8	1988	3	37457	N	N	23226 NE 71ST ST
007	102506	9230	7/27/05	\$549,950	2530	0	8	1986	3	57499	N	N	23925 NE 80TH ST
007	152506	9086	3/6/06	\$660,000	2570	0	8	1988	3	87139	N	N	4518 243RD AVE NE
007	152506	9021	10/1/07	\$670,000	2580	0	8	1986	4	214315	N	N	4024 236TH AVE NE
007	751121	0350	4/4/05	\$500,000	2580	0	8	1984	3	49493	N	N	4819 228TH AVE NE
007	042506	9025	8/17/05	\$610,000	2600	0	8	1987	3	97138	N	N	8813 221ST AVE NE
007	950885	0020	7/22/05	\$548,950	2660	0	8	1979	4	35100	N	N	7214 237TH AVE NE
007	162506	9083	6/8/05	\$770,500	2840	0	8	1997	3	84070	N	N	21915 NE 56TH ST
007	950885	0140	1/10/07	\$649,000	2990	0	8	1980	3	35532	N	N	23713 NE 72ND ST
007	950885	0190	12/8/05	\$519,000	2990	0	8	1979	3	35000	N	N	6923 237TH AVE NE
007	133091	0050	5/10/06	\$580,000	3060	0	8	1983	3	37812	N	N	22929 NE 51ST ST
007	172506	9073	10/4/06	\$835,000	3120	0	8	1914	5	138085	N	N	21201 NE 50TH ST
007	805350	0543	2/2/06	\$535,500	3120	0	8	1968	3	31520	N	N	21035 NE NOVELTY HILL RD
007	812150	0030	5/21/07	\$550,000	3230	0	8	1974	4	40635	N	N	22841 NE 64TH ST
007	062506	9145	6/20/05	\$595,000	3300	0	8	1999	3	7244	N	N	9048 AVONDALE RD NE
007	241390	0050	7/10/07	\$670,000	3410	0	8	1987	4	15143	N	N	7333 216TH AVE NE
007	102506	9176	1/4/06	\$660,000	3540	0	8	2000	3	42688	N	N	7525 238TH AVE NE
007	092506	9179	6/7/06	\$687,500	3620	0	8	1987	5	37163	N	N	7220 218TH AVE NE
007	052506	9057	11/15/06	\$960,000	3740	0	8	1991	3	68389	N	N	8720 208TH AVE NE
007	166850	0060	2/27/07	\$779,900	3800	0	8	1987	4	37125	N	N	22212 NE 46TH ST
007	951091	0380	1/24/06	\$465,000	1515	0	9	2002	3	3503	N	N	6057 189TH PL NE
007	951086	0590	2/28/05	\$415,000	1690	0	9	2003	3	3332	N	N	6515 188TH PL NE
007	951091	0020	6/20/05	\$439,000	1695	0	9	2001	3	3910	N	N	6320 189TH PL NE
007	951091	0330	1/25/06	\$494,000	1695	0	9	2002	3	3910	N	N	5931 189TH PL NE
007	951091	0490	4/16/07	\$549,900	1730	0	9	2002	3	2899	N	N	18845 NE 62ND WAY
007	951086	0640	7/16/07	\$576,800	1770	0	9	2003	3	3427	N	N	6661 191ST PL NE
007	951097	0010	11/15/05	\$432,590	1770	0	9	2005	3	3205	N	N	6811 191ST PL NE
007	951097	0120	6/15/05	\$401,488	1770	0	9	2005	3	3220	N	N	19324 NE 68TH WAY
007	951086	0610	3/7/07	\$573,000	1780	0	9	2004	3	3269	N	N	6767 191ST PL NE
007	951097	0100	7/7/05	\$410,149	1780	0	9	2005	3	3220	N	N	19216 NE 68TH WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	951097	0170	5/6/05	\$397,484	1780	0	9	2005	3	3220	N	N	19400 NE 68TH WAY
007	951097	0050	7/11/05	\$429,883	1840	0	9	2005	3	4011	N	N	19168 NE 68TH WAY
007	951097	0080	6/11/05	\$411,832	1840	0	9	2005	3	3220	N	N	19174 NE 68TH WAY
007	951097	0130	2/10/05	\$404,181	1840	0	9	2005	3	3220	N	N	19326 NE 68TH WAY
007	951097	0160	4/14/05	\$396,500	1840	0	9	2005	3	3220	N	N	19332 NE 68TH WAY
007	951097	0200	1/19/05	\$413,993	1840	0	9	2005	3	3980	N	N	19406 NE 68TH WAY
007	178730	0040	8/11/06	\$663,000	1870	1010	9	1984	4	30573	N	N	22830 NE 57TH ST
007	951091	0400	5/20/05	\$459,950	1880	0	9	2002	3	4006	N	N	6063 189TH PL NE
007	951086	0560	9/18/06	\$588,000	1920	0	9	2003	3	3624	N	N	6521 188TH PL NE
007	951097	0020	11/18/05	\$482,227	1920	0	9	2005	3	3491	N	N	6815 191ST PL NE
007	951097	0040	11/1/05	\$466,731	1920	0	9	2005	3	5773	N	N	19166 NE 68TH WAY
007	951097	0060	8/18/05	\$450,576	1920	0	9	2005	3	3547	N	N	19170 NE 68TH WAY
007	951097	0090	8/29/05	\$439,000	1920	0	9	2005	3	3220	N	N	19214 NE 68TH WAY
007	951097	0110	4/4/05	\$418,710	1920	0	9	2005	3	3220	N	N	19322 NE 68TH WAY
007	951097	0150	1/12/05	\$405,000	1920	0	9	2005	3	3220	N	N	19330 NE 68TH WAY
007	951097	0660	3/1/05	\$457,000	1920	0	9	2005	3	4566	N	N	6671 195TH PL NE
007	951097	0680	3/21/05	\$469,000	1920	0	9	2005	3	4762	N	N	6791 195TH PL NE
007	951091	0500	8/24/07	\$576,225	1960	0	9	2002	3	3957	N	N	18841 NE 62ND WAY
007	951086	0130	10/7/05	\$568,000	2030	0	9	2003	3	4142	N	N	6637 190TH AVE NE
007	951091	0060	6/18/07	\$600,000	2040	0	9	2002	3	3997	N	N	6242 189TH PL NE
007	951091	0060	5/5/05	\$480,000	2040	0	9	2002	3	3997	N	N	6242 189TH PL NE
007	751121	0160	4/1/05	\$466,950	2070	0	9	1984	3	34200	N	N	22408 NE 46TH ST
007	951086	0360	6/22/06	\$595,000	2080	0	9	2003	3	3600	N	N	18945 NE 68TH ST
007	951086	0400	2/24/06	\$543,000	2080	0	9	2003	3	3600	N	N	18893 NE 68TH ST
007	951086	0440	8/8/05	\$508,000	2080	0	9	2003	3	3600	N	N	18885 NE 68TH ST
007	951086	0920	6/30/05	\$532,400	2090	0	9	2004	3	3906	N	N	19108 NE 64TH WAY
007	951097	0630	1/14/05	\$441,000	2090	0	9	2005	3	4518	N	N	6547 195TH PL NE
007	951097	0740	7/29/05	\$464,000	2090	0	9	2005	3	4716	N	N	6782 194TH PL NE
007	951097	0760	7/16/05	\$451,000	2090	0	9	2005	3	4822	N	N	6616 194TH PL NE
007	951086	0120	12/20/05	\$553,800	2100	0	9	2003	3	4142	N	N	6639 190TH AVE NE
007	951086	1130	5/25/05	\$520,000	2100	0	9	2004	3	4050	N	N	19153 NE 66TH WAY



**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	951097	0920	6/15/05	\$404,000	2100	0	9	2005	3	3600	N	N	6776 193RD PL NE
007	951097	0520	6/8/05	\$422,776	2110	0	9	2005	3	3600	N	N	6535 193RD PL NE
007	951091	0300	9/26/05	\$541,500	2115	0	9	2002	3	4489	N	N	5822 189TH PL NE
007	033935	0130	8/5/05	\$465,000	2120	0	9	2004	3	6596	N	N	18426 NE 95TH CT
007	951097	0530	2/16/05	\$414,078	2120	0	9	2005	3	3600	N	N	6533 193RD PL NE
007	951097	1150	8/22/05	\$466,352	2130	0	9	2005	3	5222	N	N	6763 192ND PL NE
007	951086	0380	5/8/06	\$591,000	2140	0	9	2003	3	3830	N	N	18941 NE 68TH ST
007	951097	0780	2/3/05	\$441,211	2180	0	9	2005	3	5508	N	N	6544 194TH PL NE
007	951086	0540	8/29/07	\$625,000	2186	0	9	2003	3	3628	N	N	6625 188TH PL NE
007	052506	9093	7/25/07	\$950,000	2230	1650	9	1973	4	152460	N	N	21031 NE 97TH PL
007	951086	0410	8/4/06	\$608,500	2230	0	9	2003	3	3926	N	N	18891 NE 68TH ST
007	152506	9077	6/14/07	\$705,000	2240	380	9	1981	4	110206	N	N	23718 NE 43RD ST
007	951086	1060	12/8/06	\$612,500	2250	0	9	2004	3	5530	N	N	19130 NE 65TH WAY
007	951097	0910	2/10/05	\$413,985	2250	0	9	2005	3	4280	N	N	6778 193RD PL NE
007	102506	9189	2/5/07	\$700,000	2260	1410	9	1979	4	58806	N	N	24117 NE 75TH ST
007	812150	0160	5/9/06	\$499,000	2260	0	9	1969	4	40635	N	N	22848 NE 64TH ST
007	951097	0620	1/26/05	\$454,746	2260	0	9	2005	3	5892	N	N	6463 195TH PL NE
007	951097	0640	2/7/05	\$445,416	2270	0	9	2005	3	4328	N	N	6549 195TH PL NE
007	951097	0720	8/16/05	\$503,767	2270	0	9	2005	3	4626	N	N	19401 NE 68TH WAY
007	033935	0050	11/2/06	\$650,000	2320	0	9	2004	3	7373	N	N	18417 NE 95TH CT
007	951086	0140	6/19/06	\$661,000	2380	0	9	2003	3	4142	N	N	6635 190TH AVE NE
007	951097	0480	3/17/05	\$438,158	2390	0	9	2005	3	3600	N	N	6532 192ND PL NE
007	951097	1110	10/24/05	\$469,000	2390	0	9	2005	3	4581	N	N	19162 NE 67TH WAY
007	951097	1160	8/1/05	\$471,414	2390	0	9	2005	3	4496	N	N	6765 192ND PL NE
007	312150	0060	1/7/07	\$690,000	2400	0	9	1992	3	25411	N	N	7731 234TH PL NE
007	951086	0460	6/13/06	\$599,950	2410	0	9	2003	3	4399	N	N	18881 NE 68TH ST
007	951086	1000	9/15/05	\$555,000	2410	0	9	2004	3	3905	N	N	19142 NE 65TH WAY
007	951097	0990	8/1/05	\$427,000	2410	0	9	2005	3	3780	N	N	6773 193RD PL NE
007	951086	0420	8/26/05	\$540,000	2420	0	9	2003	3	4657	N	N	18889 NE 68TH ST
007	951097	1120	10/7/05	\$475,758	2420	0	9	2005	3	4736	N	N	19210 NE 67TH WAY
007	951086	0090	5/11/05	\$527,000	2440	0	9	2003	3	4144	N	N	6632 188TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 71  
(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
007	232450	0020	8/31/06	\$619,000	2440	0	9	2005	3	4572	N	N	9927 187TH CT NE
007	232450	0030	4/21/06	\$583,000	2440	0	9	2005	3	4697	N	N	9921 187TH CT NE
007	232450	0040	4/5/06	\$578,500	2440	0	9	2005	3	4822	N	N	9915 187TH CT NE
007	232450	0090	5/8/06	\$627,000	2440	0	9	2005	3	4860	N	N	9867 187TH CT NE
007	162506	9078	7/9/07	\$1,220,000	2450	1820	9	1980	4	238708	Y	N	5717 216TH PL NE
007	951097	0670	2/9/05	\$474,723	2450	0	9	2005	3	4800	N	N	6789 195TH PL NE
007	951097	0690	10/7/05	\$531,158	2450	0	9	2005	3	4496	N	N	6793 195TH PL NE
007	951097	0730	9/21/05	\$505,974	2450	0	9	2005	3	4458	N	N	6784 194TH PL NE
007	312150	0020	3/3/06	\$609,500	2490	0	9	1993	3	23891	N	N	7514 232ND AVE NE
007	312150	0090	6/3/05	\$575,000	2500	0	9	1994	3	24183	N	N	7709 234TH PL NE
007	732290	0110	10/9/06	\$690,000	2500	0	9	1987	3	37501	N	N	5223 240TH AVE NE
007	732290	0110	7/1/05	\$545,500	2500	0	9	1987	3	37501	N	N	5223 240TH AVE NE
007	951086	0340	3/1/06	\$585,000	2500	0	9	2003	3	3600	N	N	18949 NE 68TH ST
007	732290	0370	12/28/05	\$625,000	2530	0	9	1987	3	53578	N	N	5206 240TH AVE NE
007	193900	0020	7/26/05	\$535,000	2540	0	9	1987	3	35010	N	N	7224 221ST AVE NE
007	951097	1000	9/12/05	\$439,386	2540	0	9	2005	3	4256	N	N	6771 193RD PL NE
007	951086	1080	6/7/05	\$470,000	2550	0	9	2004	3	4775	N	N	19126 NE 65TH WAY
007	951086	1140	2/7/06	\$550,000	2550	0	9	2004	3	5376	N	N	19155 NE 66TH WAY
007	951097	0980	8/19/05	\$459,726	2550	0	9	2005	3	3780	N	N	6775 193RD PL NE
007	102506	9009	6/22/07	\$1,180,000	2590	0	9	1977	5	305791	N	N	23320 NE UNION HILL RD
007	951097	0650	3/2/05	\$463,184	2590	0	9	2005	3	4446	N	N	6657 195TH PL NE
007	951097	0750	3/12/05	\$463,000	2590	0	9	2005	3	4706	N	N	6780 194TH PL NE
007	951086	0880	5/15/06	\$610,000	2600	0	9	2004	3	4730	N	N	19116 NE 64TH WAY
007	951097	0700	5/19/05	\$476,000	2600	0	9	2005	3	5370	N	N	19405 NE 68TH WAY
007	312150	0270	1/3/05	\$615,000	2610	0	9	1993	3	38938	N	N	7834 235TH PL NE
007	732291	0020	8/10/06	\$668,000	2610	0	9	1990	3	44866	N	N	5330 240TH AVE NE
007	951097	0070	10/17/05	\$461,141	2610	0	9	2005	3	3242	N	N	19172 NE 68TH WAY
007	951097	0210	9/27/05	\$541,733	2610	0	9	2005	3	5138	N	N	19408 NE 68TH WAY
007	042506	9112	4/12/06	\$760,000	2620	0	9	1997	3	100623	N	N	21625 NE 92ND PL
007	312150	0180	4/24/06	\$771,408	2720	0	9	1993	3	31105	N	N	7720 235TH PL NE
007	732290	0030	8/17/05	\$650,000	2730	0	9	1987	3	35040	N	N	23707 NE 54TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	951097	1130	10/24/05	\$499,000	2730	0	9	2005	3	4954	N	N	19212 NE 67TH WAY
007	232450	0050	11/23/05	\$598,500	2740	0	9	2005	3	4947	N	N	9909 187TH CT NE
007	232450	0060	1/30/06	\$599,500	2740	0	9	2005	3	5072	N	N	9903 187TH CT NE
007	232450	0010	4/10/06	\$576,000	2745	0	9	2006	3	6144	N	N	9931 187TH CT NE
007	951097	0500	5/3/05	\$448,168	2760	0	9	2005	3	4635	N	N	6536 192ND PL NE
007	951097	1140	10/13/05	\$464,580	2760	0	9	2005	3	5829	N	N	6761 192ND PL NE
007	951097	1100	10/19/05	\$528,949	2770	0	9	2005	3	5237	N	N	19160 NE 67TH WAY
007	108561	0030	12/7/07	\$767,000	2790	0	9	1997	3	74495	N	N	6205 214TH AVE NE
007	312150	0200	3/8/05	\$629,000	2790	0	9	1993	3	40451	N	N	23515 NE 78TH WAY
007	951086	0750	5/25/05	\$699,000	2820	1100	9	2004	3	5150	N	N	6447 191ST PL NE
007	880730	0580	2/7/06	\$732,500	2830	2880	9	2004	3	10200	N	N	20709 NE 79TH ST
007	951097	0320	1/10/05	\$537,000	2850	0	9	2005	3	8451	N	N	6464 195TH PL NE
007	042506	9183	4/26/06	\$669,000	2860	0	9	1996	3	46155	N	N	9101 215TH PL NE
007	232450	0070	6/9/06	\$647,500	2870	0	9	2006	3	5409	N	N	9879 187TH CT NE
007	232450	0080	6/9/06	\$647,500	2870	0	9	2006	3	5550	N	N	9873 187TH CT NE
007	232450	0100	6/9/06	\$639,500	2870	0	9	2006	3	5580	N	N	9861 187TH CT NE
007	232450	0110	3/24/06	\$641,500	2870	0	9	2005	3	5686	N	N	9904 187TH CT NE
007	232450	0120	2/6/06	\$650,100	2870	0	9	2005	3	6962	N	N	9912 187TH CT NE
007	951086	0700	12/5/05	\$584,878	2890	0	9	2005	3	5905	N	N	19121 NE 65TH WAY
007	951097	0280	9/9/05	\$578,873	2890	0	9	2005	3	5070	N	N	6658 195TH PL NE
007	951097	0350	3/14/05	\$543,142	2890	0	9	2005	3	5009	N	N	19307 NE 64TH WAY
007	951097	0380	9/14/05	\$570,147	2890	0	9	2005	3	5006	N	N	19301 NE 64TH WAY
007	312150	0340	8/7/07	\$794,000	2900	0	9	1992	3	23488	N	N	7811 233RD AVE NE
007	232450	0130	4/14/06	\$634,000	2910	0	9	2006	3	6051	N	N	9920 187TH CT NE
007	052506	9086	8/23/05	\$749,000	2950	0	9	1989	3	125549	N	N	19629 NE 90TH PL
007	312150	0190	3/24/05	\$612,500	2980	0	9	1993	3	24717	N	N	7722 235TH PL NE
007	951097	0260	9/9/05	\$572,000	3010	0	9	2005	3	5818	N	N	6790 195TH PL NE
007	951097	0290	6/6/05	\$565,860	3010	0	9	2005	3	4964	N	N	6548 195TH PL NE
007	951097	0330	1/6/05	\$546,000	3010	0	9	2005	3	8654	N	N	19311 NE 64TH WAY
007	312150	0110	6/15/06	\$785,000	3050	0	9	1993	3	30756	N	N	7700 234TH PL NE
007	312150	0040	3/7/07	\$840,000	3070	0	9	1992	3	29280	N	N	23211 NE 78TH WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	751121	0270	7/16/07	\$786,000	3090	0	9	1984	4	40476	N	N	22518 NE 46TH ST
007	032506	9050	12/20/07	\$750,000	3110	0	9	2003	3	28401	N	N	8014 243RD PL NE
007	162100	0050	10/24/05	\$670,000	3120	0	9	1987	3	55084	N	N	23923 NE 75TH ST
007	751121	0190	8/1/05	\$669,000	3155	0	9	1987	3	36046	N	N	4813 225TH AVE NE
007	052506	9103	6/12/06	\$775,000	3190	0	9	1989	4	50965	N	N	9404 208TH AVE NE
007	951086	0710	11/17/05	\$644,533	3250	0	9	2005	3	5550	N	N	19123 NE 65TH WAY
007	951097	0250	9/16/05	\$589,571	3250	0	9	2005	3	5491	N	N	6792 195TH PL NE
007	951097	0370	6/2/05	\$564,000	3250	0	9	2005	3	5014	N	N	19303 NE 64TH WAY
007	951097	0220	7/23/05	\$591,196	3260	0	9	2005	3	6843	N	N	6798 195TH PL NE
007	951086	0820	4/10/07	\$779,000	3290	0	9	2004	3	5318	N	N	19107 NE 64TH WAY
007	951097	0230	9/20/05	\$560,645	3290	0	9	2005	3	4956	N	N	6796 195TH PL NE
007	312100	0140	9/7/06	\$835,000	3310	0	9	1991	3	39151	N	N	7334 235TH AVE NE
007	951097	0240	9/27/05	\$590,983	3310	0	9	2005	3	5288	N	N	6794 195TH PL NE
007	951097	0270	6/8/05	\$541,000	3310	0	9	2005	3	5176	N	N	6672 195TH PL NE
007	951097	0300	6/30/05	\$569,000	3310	0	9	2005	3	5101	N	N	6546 195TH PL NE
007	951097	0340	5/18/05	\$544,315	3310	0	9	2005	3	6295	N	N	19309 NE 64TH WAY
007	092506	9194	10/27/05	\$799,900	3440	0	9	1997	3	35015	N	N	21929 NE 73RD ST
007	751121	0330	1/11/06	\$765,000	3520	0	9	1987	3	35348	N	N	4811 228TH AVE NE
007	042506	9131	6/29/06	\$795,000	3560	0	9	1989	3	47480	N	N	9113 218TH AVE NE
007	312150	0150	5/22/06	\$792,500	3800	0	9	1993	3	22029	N	N	7733 235TH PL NE
007	352800	0080	3/31/05	\$689,950	1900	600	10	1988	4	35035	N	N	21506 NE 67TH ST
007	352950	0040	3/23/05	\$629,900	2330	0	10	1993	3	19954	N	N	21704 NE 81ST ST
007	929085	0740	4/27/05	\$827,000	2680	1590	10	1991	3	43386	N	N	21502 NE 103RD ST
007	133085	0080	4/5/05	\$610,000	2740	0	10	1997	3	21780	N	N	3925 225TH CT NE
007	352800	0340	9/28/06	\$728,000	2760	0	10	1988	3	37058	N	N	6717 214TH AVE NE
007	929085	0560	6/21/07	\$795,000	2840	0	10	1989	3	32990	N	N	21866 NE 104TH PL
007	162506	9074	8/9/07	\$1,274,950	2860	1360	10	2005	3	84070	N	N	4418 221ST PL NE
007	152506	9118	10/26/05	\$649,000	2880	0	10	1991	3	47782	N	N	23621 NE 45TH PL
007	092506	9047	11/17/06	\$1,050,000	2940	0	10	1999	3	219106	N	N	22606 NE 76TH ST
007	352950	0060	2/9/05	\$662,500	2970	0	10	1993	3	20119	N	N	21610 NE 81ST ST
007	929085	0620	12/26/07	\$755,000	2980	0	10	1989	3	34079	N	N	21746 NE 105TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	352950	0090	11/30/06	\$815,000	2990	0	10	1993	3	41938	N	N	21416 NE 81ST ST
007	042506	9173	11/1/05	\$718,000	3020	0	10	1989	3	49658	N	N	9232 219TH PL NE
007	133085	0050	3/14/05	\$849,000	3020	0	10	1997	3	21954	N	N	22525 NE 39TH WAY
007	548090	0010	4/27/06	\$799,500	3030	0	10	1998	3	29163	N	N	5420 239TH PL NE
007	352950	0120	5/16/06	\$787,500	3110	0	10	1994	3	38649	N	N	8128 213TH PL NE
007	162506	9081	8/2/06	\$1,185,000	3140	3090	10	1986	4	219106	N	N	21820 NE 56TH ST
007	929085	0060	1/25/05	\$780,000	3170	0	10	1989	3	32430	N	N	21335 NE 103RD CT
007	929085	0750	9/8/06	\$940,800	3180	0	10	1989	3	35557	N	N	21422 NE 103RD ST
007	929087	0080	10/9/07	\$834,500	3180	0	10	1994	3	43388	N	N	21339 NE 97TH PL
007	352800	0150	3/12/07	\$950,000	3210	0	10	1987	4	28351	N	N	6744 214TH AVE NE
007	042506	9061	7/28/06	\$890,000	3250	0	10	1994	3	101930	N	N	21230 NE 92ND PL
007	352950	0230	4/4/05	\$726,873	3250	0	10	1993	3	33091	N	N	8031 216TH CT NE
007	102506	9106	9/4/07	\$775,000	3270	0	10	1992	3	38088	N	N	23233 NE 73RD ST
007	352950	0070	4/3/07	\$799,000	3270	0	10	1993	3	20211	N	N	21602 NE 81ST ST
007	152506	9095	6/6/06	\$1,125,000	3280	0	10	1994	3	209088	N	N	5310 236TH AVE NE
007	152506	9095	4/6/05	\$970,000	3280	0	10	1994	3	209088	N	N	5310 236TH AVE NE
007	092506	9191	4/29/05	\$810,000	3320	0	10	1997	3	36715	N	N	21932 NE 73RD ST
007	133085	0030	4/17/06	\$839,500	3340	0	10	1997	3	21876	N	N	22505 NE 39TH WAY
007	032506	9051	8/31/05	\$820,000	3345	0	10	2003	3	40903	N	N	8042 243RD PL SE
007	082506	9021	7/1/05	\$915,806	3360	0	10	1985	4	132814	N	N	6110 208TH AVE NE
007	352961	0010	8/15/07	\$870,000	3370	0	10	1995	3	34965	N	N	21709 NE 86TH ST
007	352950	0010	6/6/06	\$833,000	3380	0	10	1994	3	27269	N	N	21728 NE 81ST ST
007	042506	9068	10/3/06	\$1,100,000	3390	0	10	1982	4	204296	N	N	21233 NE 87TH PL
007	042506	9143	6/23/06	\$1,150,000	3400	1870	10	2004	3	54450	N	N	21310 NE 92ND PL
007	133085	0100	1/23/06	\$729,000	3400	0	10	1999	3	21807	N	N	3918 225TH CT NE
007	929087	0180	7/24/06	\$875,000	3400	0	10	1995	3	35053	N	N	21209 NE 97TH PL
007	152506	9111	1/26/07	\$834,000	3420	0	10	1989	3	35000	N	N	5920 228TH AVE NE
007	929085	0660	9/12/06	\$799,000	3460	0	10	1990	3	40570	N	N	21704 NE 105TH PL
007	363680	0090	10/20/05	\$810,000	3510	0	10	1997	3	26247	N	N	21518 NE 84TH ST
007	152506	9056	1/17/06	\$905,000	3520	0	10	1998	3	46270	N	N	24215 NE 59TH LN
007	152506	9056	12/10/05	\$915,000	3520	0	10	1998	3	46270	N	N	24215 NE 59TH LN

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	770210	0090	8/28/07	\$998,950	3560	0	10	1994	3	33743	N	N	23717 NE 61ST ST
007	133085	0020	6/30/05	\$700,000	3570	0	10	1997	3	21924	N	N	22431 NE 39TH WAY
007	363680	0080	10/10/05	\$837,000	3580	0	10	1997	3	30338	N	N	21526 NE 84TH ST
007	352960	0010	7/13/06	\$900,000	3650	0	10	1996	3	26597	N	N	8512 213TH PL NE
007	352960	0020	2/21/07	\$830,000	3660	0	10	1996	3	26385	N	N	8530 213TH PL NE
007	352960	0020	5/11/05	\$749,200	3660	0	10	1996	3	26385	N	N	8530 213TH PL NE
007	082506	9093	7/19/05	\$1,600,000	3680	900	10	1985	4	213008	N	N	19721 NE 61ST PL
007	172506	9112	5/30/06	\$829,950	3680	0	10	1988	3	34894	N	N	4356 202ND AVE NE
007	352961	0060	10/26/07	\$899,950	3700	0	10	1996	3	27729	N	N	8608 217TH AVE NE
007	352960	0040	8/23/05	\$890,000	3790	0	10	1995	3	29974	N	N	21326 NE 87TH PL
007	929085	0790	5/5/05	\$885,000	3790	0	10	1989	3	49896	N	N	21523 NE 103RD ST
007	042506	9084	5/10/05	\$780,000	3810	0	10	1990	3	49658	N	N	9220 219TH PL NE
007	929085	1020	6/27/05	\$779,950	3810	0	10	1989	3	35250	N	N	10126 214TH AVE NE
007	363680	0190	10/6/05	\$811,000	3830	0	10	1997	3	22920	N	N	8305 213TH PL NE
007	352961	0130	7/5/05	\$815,000	3850	0	10	1995	3	30551	N	N	8507 217TH AVE NE
007	929085	0260	2/9/07	\$1,088,000	3850	0	10	1990	3	34677	N	N	10127 218TH CT NE
007	929085	0260	1/24/05	\$835,000	3850	0	10	1990	3	34677	N	N	10127 218TH CT NE
007	052506	9133	9/6/07	\$875,000	3900	0	10	1991	3	40962	N	N	9105 208TH AVE NE
007	929085	0150	8/16/05	\$840,000	3940	0	10	1989	3	37532	N	N	21319 NE 101ST CT
007	042506	9101	1/4/06	\$1,050,000	3960	0	10	1993	3	97574	N	N	21634 NE 87TH PL
007	929085	0310	1/31/05	\$930,000	3970	0	10	1989	3	35926	N	N	21809 NE 102ND ST
007	929085	0400	3/1/06	\$870,000	4100	0	10	1990	3	47042	N	N	10138 219TH PL NE
007	929085	0400	4/1/05	\$827,000	4100	0	10	1990	3	47042	N	N	10138 219TH PL NE
007	929085	0920	5/4/05	\$900,000	4160	0	10	1989	3	35960	N	N	10208 217TH CT NE
007	092506	9007	5/1/05	\$1,410,000	4220	0	10	1989	3	604612	N	N	21407 NE UNION HILL RD
007	042506	9152	5/15/07	\$1,314,574	4240	0	10	2007	3	45738	N	N	9807 218TH PL NE
007	815580	0150	3/20/07	\$970,000	4440	0	10	1991	3	40808	N	N	23904 NE 69TH PL
007	929085	0360	3/7/06	\$1,100,000	4550	0	10	1990	3	35892	N	N	10109 219TH PL NE
007	929085	0360	5/5/05	\$995,000	4550	0	10	1990	3	35892	N	N	10109 219TH PL NE
007	352801	0160	2/25/05	\$689,900	2950	0	11	1989	3	44458	N	N	6735 223RD AVE NE
007	152506	9124	12/6/06	\$875,000	3150	0	11	1994	3	40556	N	N	5388 242ND PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
007	152506	9043	3/29/06	\$835,000	3220	0	11	1994	3	58370	N	N	5320 242ND PL NE
007	352800	0140	11/29/06	\$980,000	3720	0	11	1988	4	30649	N	N	21404 NE 67TH ST
007	352800	0140	1/4/06	\$875,000	3720	0	11	1988	4	30649	N	N	21404 NE 67TH ST
007	352800	0460	7/29/05	\$1,100,000	3750	0	11	1987	4	109005	N	N	21635 NE 67TH ST
007	352800	0480	3/28/07	\$910,000	3850	0	11	1988	3	107875	N	N	6710 218TH AVE NE
007	352802	0060	9/15/05	\$905,000	3880	0	11	1991	3	28118	N	N	22311 NE 62ND PL
007	152506	9081	3/1/05	\$970,000	3980	0	11	1997	3	221720	N	N	24123 NE 45TH ST
007	295440	0210	11/2/06	\$1,000,000	4060	0	11	1990	3	35373	N	N	20427 NE 64TH PL
007	295440	0020	6/13/06	\$1,219,000	4160	0	11	1991	3	35000	N	N	7214 204TH DR NE
007	352802	0100	11/2/05	\$879,000	4210	0	11	1991	3	35083	N	N	6011 224TH AVE NE
007	152506	9268	7/31/06	\$1,434,000	4230	0	11	2006	3	92924	N	N	24016 NE 58TH PL
007	352800	0020	1/24/07	\$1,175,000	4260	0	11	1987	4	97966	N	N	21708 NE 70TH ST
007	295440	0560	6/20/06	\$1,540,000	4420	0	11	2005	3	34412	N	N	7415 204TH DR NE
007	162506	9025	12/27/06	\$1,620,000	4560	0	11	2001	3	218236	N	N	22405 NE 54TH ST
007	162506	9025	10/4/05	\$1,500,000	4560	0	11	2001	3	218236	N	N	22405 NE 54TH ST
007	052506	9127	9/21/05	\$1,425,000	4740	0	11	2003	3	172497	N	N	19939 NE 85TH ST
007	295440	0400	9/5/07	\$1,500,000	4740	0	11	1990	3	49091	N	N	6227 204TH DR NE
007	295440	0380	6/28/06	\$1,475,000	4800	0	11	1991	3	41313	N	N	6203 204TH DR NE
007	102506	9260	3/9/06	\$1,380,000	5350	0	11	2001	3	39598	N	N	23825 NE 61ST ST
007	042506	9049	9/7/06	\$1,818,026	6050	0	11	2006	3	96703	N	N	22107 NE 85TH
007	815580	0320	11/18/05	\$1,680,000	6450	1610	11	1989	4	38200	N	Y	6319 240TH WAY NE
007	295440	0090	11/13/06	\$1,580,000	4530	2440	12	1996	3	35034	N	N	20411 NE 71ST ST
007	082506	9040	6/21/07	\$1,475,000	4790	0	12	1984	3	79279	N	N	20700 NE 70TH PL
007	102506	9037	6/16/06	\$1,768,000	5030	0	12	2005	3	82328	N	N	23848 NE 61ST ST
007	295440	0200	4/17/06	\$2,500,000	5390	920	12	2005	3	36362	N	N	20424 NE 64TH PL
007	295440	0080	1/23/06	\$1,445,000	5440	0	12	1991	3	36446	N	N	20425 NE 71ST ST
007	295440	0450	8/14/06	\$1,750,000	6340	0	12	1990	4	35000	N	N	6525 204TH DR NE
007	052506	9028	6/8/06	\$1,968,000	6680	0	12	1998	3	167270	N	N	20015 NE 85TH ST
007	295440	0170	7/5/06	\$1,772,500	5730	0	13	1994	3	35061	N	N	6518 204TH DR NE
007	295440	0530	8/24/05	\$1,725,000	5850	0	13	1990	3	80779	N	N	7207 204TH DR NE
008	720229	0110	2/10/06	\$390,750	1440	0	7	2001	3	4152	N	N	22315 NE 98TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720229	0150	10/24/05	\$400,000	1440	0	7	2001	3	4515	N	N	9821 233RD AVE NE
008	720229	0170	4/29/05	\$371,000	1440	0	7	2001	3	3840	N	N	9901 223RD AVE NE
008	720229	0250	6/27/06	\$416,000	1440	0	7	2002	3	3129	N	N	9914 233RD AVE NE
008	720233	0100	7/18/05	\$392,500	1440	0	7	2003	3	4834	N	N	9044 229TH PL NE
008	720233	0160	4/4/07	\$464,950	1440	0	7	2003	3	5434	N	N	9043 229TH PL NE
008	720233	0230	12/21/06	\$422,500	1440	0	7	2003	3	3060	N	N	9177 229TH PL NE
008	720233	0270	10/23/06	\$427,000	1440	0	7	2003	3	4473	N	N	9160 228TH WAY NE
008	720233	0270	6/9/05	\$385,000	1440	0	7	2003	3	4473	N	N	9160 228TH WAY NE
008	720233	0320	9/16/07	\$455,000	1440	0	7	2003	3	3081	N	N	9100 228TH WAY NE
008	720233	0500	12/11/05	\$393,000	1440	0	7	2003	3	3060	N	N	9137 228TH WAY NE
008	720233	0410	5/17/05	\$380,000	1470	0	7	2003	3	3971	N	N	9035 228TH WAY NE
008	720233	0340	7/28/05	\$390,000	1520	0	7	2003	3	3070	N	N	9048 228TH WAY NE
008	720233	0370	2/17/06	\$390,000	1530	0	7	2003	3	3056	N	N	9024 228TH WAY NE
008	720233	0020	9/19/05	\$400,000	1560	0	7	2003	3	3670	N	N	9318 228TH WAY NE
008	720233	0110	2/1/06	\$393,000	1560	0	7	2003	3	4995	N	N	9036 229TH PL NE
008	720233	0180	8/29/06	\$435,000	1560	0	7	2003	3	3060	N	N	9117 229TH PL NE
008	720229	0130	9/7/06	\$435,000	1600	0	7	2002	3	4458	N	N	9805 233RD AVE NE
008	720229	0270	3/28/07	\$450,000	1600	0	7	2002	3	3129	N	N	9902 223RD AVE NE
008	720229	0320	4/6/05	\$364,800	1600	0	7	2002	3	3172	N	N	9814 223RD AVE NE
008	720229	0600	6/20/05	\$377,500	1600	0	7	2002	3	3028	N	N	22375 NE 101ST PL
008	720229	0630	8/15/05	\$389,950	1600	0	7	2002	3	3026	N	N	22357 NE 101ST PL
008	720229	0790	4/12/06	\$426,000	1600	0	7	2001	3	3825	N	N	10163 223RD PL NE
008	720229	0860	6/27/05	\$400,000	1600	0	7	2001	3	3778	N	N	22364 NE 101ST PL
008	720233	0590	4/28/06	\$454,500	1600	0	7	2003	3	3170	N	N	9263 228TH WAY NE
008	720235	0090	6/28/06	\$444,900	1630	0	7	2004	3	2730	N	N	8676 233RD PL NE
008	720235	0220	9/20/06	\$438,000	1630	0	7	2004	3	3200	N	N	8542 233RD PL NE
008	720235	0220	4/1/05	\$389,950	1630	0	7	2004	3	3200	N	N	8542 233RD PL NE
008	720235	0350	4/20/06	\$438,000	1630	0	7	2004	3	2550	N	N	8675 233RD PL NE
008	720235	0430	10/16/06	\$455,000	1630	0	7	2004	3	2430	N	N	8761 233RD PL NE
008	720235	0440	2/23/06	\$438,500	1630	0	7	2004	3	2510	N	N	8769 233RD PL NE
008	720238	0050	2/8/05	\$354,646	1630	0	7	2005	3	2474	N	N	8306 233RD PL NE



**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720238	0070	3/2/05	\$362,450	1630	0	7	2005	3	2946	N	N	8248 233RD PL NE
008	720238	0090	1/24/05	\$356,247	1630	0	7	2005	3	2913	N	N	8232 233RD PL NE
008	720238	0130	3/27/07	\$455,000	1630	0	7	2005	3	3286	N	N	8200 233RD PL NE
008	720238	0130	3/15/05	\$354,950	1630	0	7	2005	3	3286	N	N	8200 233RD PL NE
008	720238	0150	3/24/05	\$359,950	1630	0	7	2005	3	3461	N	N	8182 233RD PL NE
008	720238	0170	4/5/05	\$370,000	1630	0	7	2005	3	3168	N	N	8166 233RD PL NE
008	720238	0180	4/12/05	\$368,950	1630	0	7	2005	3	3107	N	N	8158 233RD PL NE
008	720238	0200	5/16/05	\$383,281	1630	0	7	2005	3	3193	N	N	8142 233RD PL NE
008	720238	0260	4/1/05	\$387,199	1630	0	7	2005	3	2781	N	N	8189 233RD PL NE
008	720238	0330	3/11/05	\$355,950	1630	0	7	2005	3	4146	N	N	8249 233RD PL NE
008	720238	0350	2/15/05	\$355,989	1630	0	7	2005	3	3274	N	N	8303 233RD PL NE
008	720238	0370	5/22/06	\$444,000	1630	0	7	2005	3	2954	N	N	8319 233RD PL NE
008	720238	0370	1/24/05	\$333,950	1630	0	7	2005	3	2954	N	N	8319 233RD PL NE
008	720229	0480	3/10/05	\$340,000	1650	0	7	2002	3	3830	N	N	22342 NE 100TH WAY
008	720233	0030	5/9/07	\$494,500	1650	0	7	2003	3	5683	N	N	9240 229TH PL NE
008	720233	0050	1/24/07	\$457,000	1650	0	7	2003	3	4193	N	N	9214 229TH PL NE
008	720233	0090	8/29/05	\$399,500	1650	0	7	2003	3	4415	N	N	9108 229TH PL NE
008	720233	0220	6/7/06	\$451,680	1650	0	7	2003	3	3060	N	N	9165 229TH PL NE
008	720233	0220	9/2/05	\$389,000	1650	0	7	2003	3	3060	N	N	9165 229TH PL NE
008	720233	0240	8/24/05	\$388,950	1650	0	7	2003	3	2989	N	N	9189 229TH PL NE
008	720233	0310	6/2/06	\$460,000	1650	0	7	2003	3	3087	N	N	9112 228TH WAY NE
008	720233	0330	12/19/05	\$410,000	1650	0	7	2003	3	3076	N	N	9056 228TH WAY NE
008	720233	0380	8/24/05	\$392,000	1650	0	7	2003	3	3148	N	N	9016 228TH WAY NE
008	720233	0400	7/30/07	\$490,000	1650	0	7	2003	3	5094	N	N	9021 228TH WAY NE
008	720233	0400	8/3/05	\$392,000	1650	0	7	2003	3	5094	N	N	9021 228TH WAY NE
008	720233	0420	4/20/05	\$380,000	1650	0	7	2003	3	4353	N	N	9051 228TH WAY NE
008	720233	0470	6/22/07	\$469,000	1650	0	7	2003	3	3436	N	N	9101 228TH WAY NE
008	720233	0510	9/11/06	\$465,000	1650	0	7	2003	3	3446	N	N	9149 228TH WAY NE
008	720233	0600	8/18/06	\$475,000	1650	0	7	2003	3	4923	N	N	9275 228TH WAY NE
008	720229	0280	7/19/06	\$477,000	1690	0	7	2002	3	3131	N	N	9838 223RD AVE NE
008	720229	0330	9/26/05	\$382,500	1690	0	7	2002	3	3164	N	N	9810 223RD AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 71  
(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
008	720229	0620	1/19/07	\$450,000	1690	0	7	2002	3	3026	N	N	22363 NE 101ST PL
008	720229	0710	4/17/06	\$459,950	1690	0	7	2001	3	4619	N	N	10180 223RD PL NE
008	720229	0740	2/17/05	\$342,500	1690	0	7	2001	3	6722	N	N	10166 233RD PL NE
008	720229	0760	8/21/06	\$467,000	1690	0	7	2002	3	5472	N	N	10145 223RD PL NE
008	720229	0800	2/9/06	\$403,250	1690	0	7	2001	3	3946	N	N	10167 233RD PL NE
008	720233	0530	4/22/05	\$388,950	1690	0	7	2003	3	3322	N	N	9173 228TH WAY NE
008	720233	0900	10/12/07	\$472,000	1690	0	7	2003	3	5950	N	N	22675 NE FERN REACH CIR
008	720235	0040	7/12/06	\$470,000	1690	0	7	2004	3	3020	N	N	8738 233RD PL NE
008	720235	0120	6/22/05	\$404,000	1690	0	7	2004	3	2890	N	N	8652 233RD PL NE
008	720235	0210	11/28/05	\$434,000	1690	0	7	2004	3	3280	N	N	8550 233RD PL NE
008	720235	0230	4/5/05	\$418,000	1690	0	7	2004	3	3040	N	N	8534 233RD PL NE
008	720235	0450	3/3/05	\$395,000	1690	0	7	2004	3	2590	N	N	8777 233RD PL NE
008	720238	0040	2/8/05	\$369,950	1690	0	7	2005	3	2520	N	N	8314 233RD PL NE
008	720238	0060	3/9/05	\$379,950	1690	0	7	2005	3	2624	N	N	8256 233RD PL NE
008	720238	0080	1/25/05	\$396,547	1690	0	7	2005	3	2968	N	N	8240 233RD PL NE
008	720238	0120	10/13/05	\$440,000	1690	0	7	2005	3	3068	N	N	8208 233RD PL NE
008	720238	0120	3/15/05	\$381,950	1690	0	7	2005	3	3068	N	N	8208 233RD PL NE
008	720238	0140	3/29/05	\$395,450	1690	0	7	2005	3	3383	N	N	8190 233RD PL NE
008	720238	0160	4/20/05	\$386,950	1690	0	7	2005	3	3467	N	N	8174 233RD PL NE
008	720238	0190	4/18/05	\$404,950	1690	0	7	2005	3	3187	N	N	8150 233RD PL NE
008	720238	0210	4/20/05	\$389,950	1690	0	7	2005	3	3004	N	N	8134 233RD PL NE
008	720238	0270	4/1/05	\$404,500	1690	0	7	2005	3	3260	N	N	8197 233RD PL NE
008	720238	0290	5/20/05	\$405,187	1690	0	7	2005	3	2680	N	N	8213 233RD PL NE
008	720238	0340	3/10/05	\$394,958	1690	0	7	2005	3	3827	N	N	8257 233RD PL NE
008	720238	0360	2/9/05	\$378,500	1690	0	7	2005	3	3129	N	N	8311 233RD PL NE
008	720238	0380	1/24/05	\$355,950	1690	0	7	2005	3	2870	N	N	8327 233RD PL NE
008	720234	1550	6/15/05	\$400,000	1750	0	7	2005	3	5176	N	N	8131 231ST PL NE
008	720234	1550	1/10/05	\$367,708	1750	0	7	2005	3	5176	N	N	8131 231ST PL NE
008	720234	0840	2/9/05	\$371,362	1890	0	7	2005	3	5917	N	N	22818 NE 89TH PL
008	720233	0980	9/7/05	\$425,000	1980	0	7	2003	3	4084	N	N	9244 226TH PL NE
008	720233	1080	3/2/06	\$475,000	1980	0	7	2003	3	4080	N	N	9130 226TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720233	0690	7/24/05	\$424,950	2020	0	7	2003	3	4178	N	N	9230 227TH AVE NE
008	720238	0020	1/24/05	\$396,950	2020	0	7	2005	3	4119	N	N	8330 233RD PL NE
008	720238	0030	1/13/05	\$399,950	2020	0	7	2005	3	5009	N	N	8322 233RD PL NE
008	720238	0110	3/24/05	\$424,950	2020	0	7	2005	3	4138	N	N	8216 233RD PL NE
008	720238	0220	4/25/05	\$429,950	2020	0	7	2005	3	4075	N	N	8126 233RD PL NE
008	720238	0230	5/12/05	\$449,950	2020	0	7	2005	3	6574	N	N	8118 233RD PL NE
008	720238	0240	5/12/05	\$434,950	2020	0	7	2005	3	3752	N	N	8110 233RD PL NE
008	720238	0250	5/2/05	\$445,000	2020	0	7	2005	3	4148	N	N	8102 233RD PL NE
008	720238	0310	2/15/05	\$419,950	2020	0	7	2005	3	3877	N	N	8229 233RD PL NE
008	720238	0400	1/14/05	\$412,950	2020	0	7	2005	3	4169	N	N	8343 233RD PL NE
008	720238	0100	3/3/05	\$417,950	2030	0	7	2005	3	3533	N	N	8224 233RD PL NE
008	720238	0300	3/7/05	\$424,950	2030	0	7	2005	3	3613	N	N	8221 233RD PL NE
008	720238	0390	1/18/05	\$424,560	2030	0	7	2005	3	3388	N	N	8335 233RD PL NE
008	720233	1030	1/23/07	\$500,000	2100	0	7	2003	3	4698	N	N	9190 226TH PL NE
008	720227	0620	7/1/05	\$435,000	2120	0	7	2001	3	5031	N	N	9731 228TH TER NE
008	720227	0670	2/14/06	\$475,000	2120	0	7	2001	3	4786	N	N	9811 228TH TER NE
008	720227	0780	5/16/05	\$414,500	2120	0	7	2001	3	6173	N	N	9957 228TH TER NE
008	720228	0240	4/13/07	\$520,000	2120	0	7	2001	3	4833	N	N	9400 226TH PL NE
008	720233	1120	8/2/06	\$519,000	2120	0	7	2003	3	4600	N	N	9123 226TH PL NE
008	720233	1520	1/9/07	\$490,000	2120	0	7	2004	3	5508	N	N	22512 NE 93RD PL
008	720235	0320	5/25/05	\$435,000	2120	0	7	2004	3	3360	N	N	8565 233RD PL NE
008	720234	0860	2/4/05	\$378,709	2120	0	7	2005	3	5277	N	N	22834 NE 89TH PL
008	720234	1250	1/31/05	\$377,257	2120	0	7	2005	3	5070	N	N	23033 NE 81ST ST
008	720233	0830	8/22/05	\$464,950	2220	0	7	2003	3	4080	N	N	9163 227TH AVE NE
008	720233	0810	7/11/05	\$393,000	2260	0	7	2003	3	4080	N	N	9139 227TH AVE NE
008	720227	0760	5/4/07	\$533,990	2270	0	7	2001	3	4729	N	N	9941 228TH TER NE
008	720231	0090	2/25/07	\$529,000	2280	0	7	2002	3	4908	N	N	22730 NE FERN REACH CIR
008	720227	0690	10/12/06	\$532,000	2320	0	7	2001	3	4500	N	N	9827 228TH TER NE
008	720226	1120	9/13/05	\$469,950	2340	0	7	2000	3	4818	N	N	10144 225TH TER NE
008	720233	1000	11/1/07	\$545,000	2340	0	7	2003	3	4253	N	N	9220 226TH PL NE
008	720228	0730	6/28/06	\$555,000	2360	0	7	2003	3	8483	N	N	9411 225TH WAY NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720228	0730	3/22/05	\$450,000	2360	0	7	2003	3	8483	N	N	9411 225TH WAY NE
008	720233	1050	1/10/06	\$482,000	2360	0	7	2003	3	4080	N	N	9166 226TH PL NE
008	720229	0820	11/20/06	\$542,000	2380	0	7	2002	3	5211	N	N	22340 NE 101ST PL
008	720228	0170	7/7/06	\$518,000	2400	0	7	2002	3	5914	N	N	9529 227TH WAY NE
008	720227	0900	6/14/05	\$430,950	2410	0	7	2001	3	5588	N	N	9928 228TH TER NE
008	720231	0130	8/14/06	\$527,000	2410	0	7	2002	3	4489	N	N	22760 NE 94TH WAY
008	720227	0700	5/2/05	\$436,000	2420	0	7	2001	3	4500	N	N	9835 228TH TER NE
008	720228	0150	12/10/07	\$521,000	2440	0	7	2001	3	4203	N	N	9545 227TH WAY NE
008	720228	0200	11/30/07	\$500,000	2440	0	7	2001	3	4285	N	N	22668 NE FERN REACH CIR
008	720234	0850	3/14/05	\$404,063	2480	0	7	2005	3	4804	N	N	22826 NE 89TH PL
008	720226	0650	3/20/06	\$536,500	2510	0	7	2001	3	5204	N	N	10113 224TH AVE NE
008	720226	0670	2/4/05	\$405,000	2510	0	7	2001	3	5142	N	N	10129 224TH AVE NE
008	720226	0720	8/2/05	\$485,000	2510	0	7	2001	3	6150	N	N	10169 224TH AVE NE
008	720228	0010	10/18/06	\$547,800	2510	0	7	2001	3	4982	N	N	22570 NE 96TH ST
008	720228	0090	6/21/06	\$520,000	2510	0	7	2002	3	4492	N	N	22622 NE 96TH ST
008	720228	0380	6/7/07	\$574,000	2510	0	7	2003	3	4534	N	N	22581 NE 96TH ST
008	720228	0550	9/17/07	\$565,000	2510	0	7	2002	3	4259	N	N	9438 225TH WAY NE
008	720228	0570	7/5/07	\$550,000	2510	0	7	2002	3	4224	N	N	9418 225TH WAY NE
008	720228	0570	4/6/05	\$417,990	2510	0	7	2002	3	4224	N	N	9418 225TH WAY NE
008	720234	1140	2/28/05	\$420,523	2510	0	7	2005	3	5199	N	N	8133 229TH DR NE
008	720229	0670	9/15/06	\$542,000	2520	0	7	2003	3	4586	N	N	22327 NE 101ST PL
008	720233	1430	9/1/06	\$549,950	2550	0	7	2003	3	6326	N	N	22540 NE 92ND ST
008	720227	0790	6/27/05	\$459,950	2560	0	7	2001	3	6304	N	N	9722 228TH TER NE
008	720233	0840	5/19/06	\$535,000	2560	0	7	2003	3	4080	N	N	9205 227TH AVE NE
008	720233	0820	3/16/07	\$582,000	2580	0	7	2003	3	4080	N	N	9151 227TH AVE NE
008	720233	0880	9/25/07	\$540,000	2600	0	7	2003	3	4535	N	N	9253 227TH AVE NE
008	720226	1150	8/22/07	\$547,000	2620	0	7	2001	3	4295	N	N	10168 225TH TER NE
008	720227	0120	7/23/07	\$597,000	2620	0	7	2001	3	5774	N	N	22735 NE CASCARA CIR
008	720227	0510	6/15/05	\$445,000	2620	0	7	2001	3	4231	N	N	9732 227TH WAY NE
008	720227	0660	6/17/05	\$450,000	2620	0	7	2001	3	4791	N	N	9803 228TH TER NE
008	720229	0570	11/10/06	\$560,000	2620	0	7	2003	3	5592	N	N	9931 223RD AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720233	0750	11/18/05	\$527,000	2620	0	7	2003	3	4080	N	N	9128 227TH AVE NE
008	720234	0660	5/11/05	\$479,000	2620	0	7	2004	3	5000	N	N	8515 229TH DR NE
008	720234	1400	9/21/05	\$495,000	2620	0	7	2005	3	5076	N	N	8113 230TH PL NE
008	720226	0850	9/21/05	\$471,000	2660	0	7	2001	3	5381	N	N	22514 NE 102ND PL
008	720226	0850	4/20/05	\$429,000	2660	0	7	2001	3	5381	N	N	22514 NE 102ND PL
008	720227	0830	2/16/07	\$578,000	2690	0	7	2001	3	4736	N	N	9754 228TH TER NE
008	720228	0040	9/12/06	\$555,000	2720	0	7	2001	3	4932	N	N	22578 NE 96TH ST
008	720234	0030	2/18/05	\$448,955	2730	0	7	2005	3	5080	N	N	8638 230TH WAY NE
008	720228	0780	9/11/07	\$610,000	2740	0	7	2001	3	6903	N	N	9451 225TH WAY NE
008	720234	0650	4/25/05	\$463,000	2740	0	7	2004	3	5000	N	N	8507 229TH DR NE
008	720228	0390	9/4/07	\$575,000	2755	0	7	2003	3	4831	N	N	22579 NE 96TH ST
008	720228	0560	3/9/07	\$570,000	2755	0	7	2002	3	4383	N	N	9422 225TH WAY NE
008	720226	0740	6/12/06	\$563,000	2760	0	7	2001	3	5421	N	N	10185 224TH AVE NE
008	720226	0810	3/28/06	\$575,000	2760	0	7	2001	3	5541	N	N	22456 NE 102ND PL
008	720226	1180	4/8/05	\$469,000	2760	0	7	2000	3	6131	N	N	22469 102ND PL NE
008	720226	1340	2/24/06	\$532,000	2760	0	7	2000	3	5160	N	N	10119 225TH TER NE
008	720227	0820	6/1/06	\$575,000	2890	0	7	2001	3	4736	N	N	9746 228TH TER NE
008	720227	0850	5/24/05	\$449,950	2900	0	7	2001	3	4737	N	N	9810 228TH TER NE
008	720227	0880	10/20/05	\$533,000	2900	0	7	2001	3	6610	N	N	9912 228TH TER NE
008	720226	0770	10/5/05	\$549,950	2920	0	7	2001	3	5577	N	N	22416 NE 102ND PL
008	720228	0800	5/6/05	\$452,500	3020	0	7	2002	3	6152	N	N	9505 225TH WAY NE
008	720233	1420	10/20/05	\$549,900	3040	0	7	2003	3	6587	N	N	22532 NE 92ND ST
008	720226	0790	3/12/07	\$595,000	3080	0	7	2001	3	5524	N	N	22432 NE 102ND PL
008	720226	0790	2/17/05	\$445,000	3080	0	7	2001	3	5524	N	N	22432 NE 102ND PL
008	720226	0820	10/9/07	\$580,000	3080	0	7	2001	3	5524	N	N	22464 NE 102ND PL
008	720227	0450	7/7/06	\$579,000	3080	0	7	2001	3	5125	N	N	22829 NE 97TH PL
008	720228	0520	10/4/07	\$615,000	3080	0	7	2002	3	5230	N	N	9450 225TH WAY NE
008	720228	0690	5/17/05	\$501,000	3200	0	7	2002	3	6773	N	N	9409 226TH PL NE
008	720233	1450	9/12/07	\$650,000	3210	0	7	2003	3	8996	N	N	22556 NE 92ND ST
008	720229	0560	6/20/06	\$600,000	3270	0	7	2003	3	7566	N	N	9941 223RD AVE NE
008	720228	0440	8/18/06	\$719,950	3890	0	7	2002	3	6053	N	N	22545 NE 96TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720228	0480	12/28/07	\$697,250	3890	0	7	2002	3	6000	N	N	9516 225TH WAY NE
008	720229	0050	9/22/06	\$675,000	4030	0	7	2001	3	4939	N	N	9824 223RD PL NE
008	720234	1460	7/14/05	\$578,000	4160	0	7	2005	3	6094	N	N	8136 229TH DR NE
008	720226	0430	7/2/07	\$569,900	2190	0	8	2001	3	4956	N	N	22566 NE 99TH WAY
008	720226	0990	7/13/07	\$569,500	2190	0	8	2001	3	5945	N	N	10101 226TH AVE NE
008	720226	0990	4/5/06	\$487,000	2190	0	8	2001	3	5945	N	N	10101 226TH AVE NE
008	720226	0420	9/29/05	\$478,000	2320	0	8	2001	3	4517	N	N	22574 NE 99TH WAY
008	720226	1030	4/6/05	\$480,000	2320	0	8	2001	3	7307	N	N	22528 NE CASCARA CIR
008	720226	0230	6/20/05	\$565,000	2330	0	8	2001	3	6427	N	N	22515 NE 100TH WAY
008	720226	0390	4/8/05	\$479,999	2330	0	8	2001	3	5694	N	N	22598 NE 99TH WAY
008	720226	0490	8/31/07	\$600,000	2330	0	8	2001	3	4942	N	N	22518 NE 99TH WAY
008	720226	0910	5/25/05	\$489,000	2330	0	8	2001	3	4101	N	N	10165 226TH AVE NE
008	720226	0960	9/22/06	\$575,000	2330	0	8	2001	3	4102	N	N	10125 226TH AVE NE
008	720226	0950	4/23/07	\$599,900	2590	0	8	2001	3	4109	N	N	10133 226TH AVE NE
008	720226	0380	5/2/05	\$515,000	2660	0	8	2001	3	5462	N	N	9811 227TH WAY NE
008	720226	0480	11/2/05	\$534,950	2660	0	8	2001	3	4851	N	N	22526 NE 99TH WAY
008	720226	0920	12/2/05	\$537,000	2660	0	8	2001	3	4158	N	N	10157 226TH AVE NE
008	720226	0920	4/13/05	\$455,000	2660	0	8	2001	3	4158	N	N	10157 226TH AVE NE
008	720226	0980	10/4/05	\$533,000	2660	0	8	2001	3	4049	N	N	10109 226TH AVE NE
008	720226	0060	6/27/06	\$615,000	2680	0	8	2001	3	5592	N	N	22543 NE 98TH PL
008	720227	0210	9/18/06	\$700,000	2760	0	8	2003	3	6930	N	N	9966 229TH LN NE
008	720226	0040	12/11/06	\$699,000	2780	0	8	2001	3	6207	N	N	22609 NE 98TH PL
008	720226	0210	8/10/05	\$610,000	2780	0	8	2001	3	6978	N	N	9943 225TH AVE NE
008	720226	0080	6/27/05	\$567,000	2890	0	8	2001	3	6600	N	N	22527 NE 98TH PL
008	720226	0050	9/8/06	\$687,000	2900	0	8	2001	3	6701	N	N	22601 NE 98TH PL
008	720227	0190	6/8/05	\$604,000	2970	0	8	2003	3	7207	N	N	10018 229TH LN NE
008	720227	0240	3/1/07	\$700,000	3030	0	8	2002	3	6849	N	N	9942 229TH LN NE
008	720227	0380	6/8/05	\$589,000	3030	0	8	2001	3	7773	N	N	9728 229TH LN NE
008	720227	0420	6/21/05	\$559,950	3030	0	8	2001	3	6726	N	N	22903 NE 97TH PL
008	720227	1030	6/29/06	\$677,500	3030	0	8	2001	3	5638	N	N	9831 229TH LN NE
008	720227	1080	7/26/05	\$556,200	3140	0	8	2001	3	5896	N	N	9745 229TH LN NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720227	0200	1/20/05	\$540,000	3150	0	8	2003	3	5587	N	N	10010 229TH LN NE
008	720227	0270	7/23/07	\$746,000	3150	0	8	2001	3	7048	N	N	9918 229TH LN NE
008	720227	0980	7/19/07	\$752,000	3150	0	8	2002	3	6260	N	N	9943 229TH LN NE
008	720227	0430	11/26/05	\$611,500	3160	0	8	2001	3	6695	N	N	22853 NE 97TH PL
008	720227	1000	6/27/05	\$585,000	3170	0	8	2002	3	6980	N	N	9927 229TH LN NE
008	720230	0240	8/18/06	\$699,950	2930	0	9	2003	3	6191	N	N	9407 221ST PL NE
008	720230	0620	7/18/05	\$610,000	3010	0	9	2004	3	7462	N	N	9411 222ND AVE NE
008	720236	0360	2/25/05	\$626,990	3330	0	9	2005	3	8200	N	N	8906 239TH AVE NE
008	720236	0630	1/20/05	\$628,990	3330	0	9	2004	3	6878	N	N	23611 NE 89TH ST
008	720236	0710	4/19/07	\$785,000	3330	0	9	2004	3	7605	N	N	8634 236TH AVE NE
008	720230	0070	1/3/05	\$619,990	3370	0	9	2003	3	6245	N	N	9650 222ND AVE NE
008	720230	0090	11/22/06	\$804,950	3370	0	9	2003	3	6451	N	N	9664 22ND AVE NE
008	720230	0180	3/23/06	\$750,000	3370	0	9	2003	3	7291	N	N	9455 221ST PL NE
008	720236	0530	6/2/06	\$801,850	3470	0	9	2004	3	6863	N	N	8840 237TH PL NE
008	720236	0530	2/11/05	\$668,990	3470	0	9	2004	3	6863	N	N	8840 237TH PL NE
008	720230	0040	7/24/05	\$699,850	3480	0	9	2003	3	6262	N	N	9626 222ND CT NE
008	720230	0030	12/1/05	\$725,000	3500	0	9	2003	3	5766	N	N	9618 222ND AVE NE
008	720230	0280	7/12/07	\$824,950	3500	0	9	2003	3	7541	N	N	9333 221ST PL NE
008	720230	0310	4/16/07	\$799,950	3500	0	9	2003	3	8071	N	N	9309 221ST PL NE
008	720230	0370	5/9/06	\$747,500	3500	0	9	2004	3	6718	N	N	22163 NE 93RD ST
008	720236	0040	5/19/06	\$785,000	3500	0	9	2004	3	7140	N	N	8625 236TH AVE NE
008	720236	0070	10/5/06	\$815,000	3500	0	9	2004	3	8118	N	N	8703 236TH AVE NE
008	720236	0140	5/7/07	\$819,950	3500	0	9	2005	3	7666	N	N	8921 236TH AVE NE
008	720236	0140	3/2/05	\$679,990	3500	0	9	2005	3	7666	N	N	8921 236TH AVE NE
008	720236	0170	9/27/05	\$742,990	3500	0	9	2005	3	7200	N	N	9003 236TH AVE NE
008	720236	0220	9/28/05	\$724,990	3500	0	9	2005	3	6515	N	N	9041 236TH AVE NE
008	720236	0250	10/13/05	\$750,225	3500	0	9	2005	3	7225	N	N	9057 236TH AVE NE
008	720236	0320	10/21/05	\$740,520	3500	0	9	2005	3	6768	N	N	9034 236TH AVE NE
008	720236	0350	5/12/05	\$677,990	3500	0	9	2005	3	7048	N	N	8914 236TH AVE NE
008	720236	0380	4/21/05	\$659,990	3500	0	9	2005	3	7169	N	N	8909 237TH PL NE
008	720236	0470	10/24/07	\$799,950	3500	0	9	2005	3	7771	N	N	8932 237TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 71  
(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
008	720236	0470	7/12/05	\$702,990	3500	0	9	2005	3	7771	N	N	8932 237TH PL NE
008	720236	0520	2/10/05	\$677,990	3500	0	9	2005	3	7982	N	N	8848 237TH PL NE
008	720236	0560	2/9/05	\$674,990	3500	0	9	2004	3	12381	N	N	8824 237TH PL NE
008	720236	0150	3/1/05	\$658,490	3580	0	9	2005	3	7926	N	N	8929 236TH AVE NE
008	720236	0200	8/23/05	\$735,990	3580	0	9	2005	3	8127	N	N	9027 236TH AVE NE
008	720236	0260	10/10/05	\$745,990	3580	0	9	2005	3	7073	N	N	9061 236TH AVE NE
008	720236	0370	4/1/05	\$641,990	3580	0	9	2005	3	7770	N	N	8901 237TH PL NE
008	720236	0420	5/30/05	\$688,990	3580	0	9	2005	3	7722	N	N	8939 237TH PL NE
008	720236	0500	5/2/06	\$800,000	3580	0	9	2005	3	7670	N	N	8902 237TH PL NE
008	720236	0500	6/24/05	\$734,947	3580	0	9	2005	3	7670	N	N	8902 237TH PL NE
008	720236	0190	7/12/05	\$734,990	3920	0	9	2005	3	7772	N	N	9019 236TH AVE NE
008	720236	0240	7/29/05	\$779,143	3920	0	9	2005	3	7771	N	N	9053 236TH AVE NE
008	720236	0290	9/14/05	\$762,990	3920	0	9	2005	3	9107	N	N	9054 236TH AVE NE
008	720236	0310	10/11/05	\$723,000	3920	0	9	2005	3	8282	N	N	9042 236TH AVE NE
008	720236	0330	3/30/05	\$650,990	3920	0	9	2005	3	8663	N	N	8930 236TH AVE NE
008	720236	0400	5/4/05	\$716,990	3920	0	9	2005	3	9768	N	N	8925 237TH PL NE
008	720236	0440	3/29/05	\$695,990	3920	0	9	2005	3	7641	N	N	8950 237TH PL NE
008	720236	0480	6/15/05	\$697,990	3920	0	9	2005	3	8666	N	N	8920 237TH PL NE
008	720236	0610	11/22/06	\$861,500	3920	0	9	2004	3	9439	N	N	23627 NE 89TH ST
008	720230	0320	1/31/07	\$860,000	3970	0	9	2003	3	12472	N	N	9301 221ST PL NE
008	720230	0400	6/16/06	\$845,000	3970	0	9	2003	3	11071	N	N	22187 NE 93RD ST
008	720236	0130	2/27/05	\$714,990	3970	0	9	2005	3	7864	N	N	8913 236TH AVE NE
008	720236	0300	5/24/07	\$900,000	3990	0	9	2005	3	8413	N	N	9050 236TH AVE NE
008	720236	0300	12/2/05	\$770,990	3990	0	9	2005	3	8413	N	N	9050 236TH AVE NE
008	720236	0410	8/26/05	\$735,990	3990	0	9	2005	3	8473	N	N	8933 237TH PL NE
008	720236	0490	7/7/05	\$752,044	3990	0	9	2005	3	7867	N	N	8910 237TH PL NE
008	720236	0540	10/5/05	\$765,000	3990	0	9	2004	3	7101	N	N	8834 237TH PL NE
008	720236	0540	1/20/05	\$694,990	3990	0	9	2004	3	7101	N	N	8834 237TH PL NE
008	720236	0210	2/27/07	\$839,990	4000	0	9	2005	3	6486	N	N	9033 236TH AVE NE
008	720236	0210	7/27/05	\$739,990	4000	0	9	2005	3	6486	N	N	9033 236TH AVE NE
008	720236	0280	9/20/05	\$750,000	4000	0	9	2005	3	6701	N	N	9058 236TH AVE NE



**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
008	720236	0450	1/6/06	\$765,000	4000	0	9	2005	3	7611	N	N	8944 237TH PL NE
008	720236	0450	5/20/05	\$716,990	4000	0	9	2005	3	7611	N	N	8944 237TH PL NE
008	720236	0700	10/23/07	\$810,000	4000	0	9	2004	3	8599	N	N	8704 236TH AVE NE
008	720236	0770	9/28/05	\$850,000	4000	0	9	2004	3	8080	N	N	8540 236TH AVE NE
008	720236	0430	3/14/05	\$735,461	4080	0	9	2005	3	10666	N	N	8945 237TH PL NE
008	720236	0180	8/3/05	\$773,990	4090	0	9	2005	3	7200	N	N	9011 236TH AVE NE
008	720236	0230	8/5/05	\$731,990	4090	0	9	2005	3	6945	N	N	9049 236TH AVE NE
008	720236	0270	10/7/05	\$764,990	4090	0	9	2005	3	7258	N	N	9062 236TH AVE NE
008	720236	0340	2/4/05	\$678,990	4090	0	9	2005	3	7601	N	N	8922 236TH AVE NE
008	720236	0390	6/2/05	\$714,990	4090	0	9	2005	3	8154	N	N	8917 237TH PL NE
008	720236	0460	6/1/05	\$768,990	4090	0	9	2005	3	10133	N	N	8938 237TH PL NE
009	868229	1840	7/25/06	\$404,062	1200	0	8	2006	3	3900	N	N	23623 NE 135TH WAY
009	868226	0430	6/9/06	\$378,000	1300	0	8	2005	3	3462	N	N	22889 NE 130TH ST
009	868226	0890	12/8/05	\$359,950	1300	0	8	2005	3	3160	N	N	22899 NE 128TH PL
009	868226	0950	5/24/07	\$412,500	1300	0	8	2005	3	3671	N	N	23045 NE 128TH PL
009	868226	2020	5/4/05	\$353,485	1300	0	8	2005	3	3025	N	N	22936 NE 132ND PL
009	868226	2100	5/7/07	\$400,000	1300	0	8	2005	3	3107	N	N	22842 NE 132ND PL
009	868228	0040	12/2/05	\$349,900	1300	0	8	2005	3	4030	N	N	24421 NE VINE MAPLE WAY
009	868228	0260	5/5/06	\$400,749	1300	0	8	2006	3	3767	N	N	24264 NE VINE MAPLE WAY
009	868228	0700	12/8/05	\$348,076	1300	0	8	2005	3	4475	N	N	24589 NE 118TH PL
009	868228	1220	10/17/05	\$404,004	1300	0	8	2005	3	6515	N	N	12236 BIG LEAF WAY NE
009	868229	0040	11/17/06	\$293,504	1300	0	8	2007	3	3073	N	N	13720 231ST LN NE
009	868229	0050	11/15/06	\$293,504	1300	0	8	2007	3	3073	N	N	13726 231ST LN NE
009	868229	0080	12/16/06	\$293,504	1300	0	8	2007	3	3073	N	N	13744 231ST LN NE
009	868229	1130	2/7/07	\$455,373	1300	0	8	2007	3	3609	N	N	13747 MORGAN DR NE
009	868229	1210	5/11/07	\$467,607	1300	0	8	2007	3	5234	N	N	13697 MORGAN DR NE
009	868229	1260	5/21/07	\$446,118	1300	0	8	2007	3	5823	N	N	13667 MORGAN DR NE
009	868229	1520	10/12/06	\$380,211	1300	0	8	2007	3	4435	N	N	23750 NE 134TH PL
009	868229	1620	3/12/07	\$406,750	1300	0	8	2007	3	4110	N	N	23713 NE 134TH PL
009	868229	1880	12/8/06	\$293,504	1300	0	8	2007	3	3504	N	N	13441 ADAIR CREEK WAY NE
009	868229	1970	8/4/06	\$377,577	1300	0	8	2006	3	3865	N	N	13495 ADAIR CREEK WAY NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868228	1830	3/24/06	\$384,863	1335	0	8	2006	3	5140	N	N	24133 NE 122ND ST
009	868228	1920	3/24/06	\$409,382	1335	0	8	2006	3	6630	N	N	24146 NE 122ND ST
009	868228	2140	12/20/05	\$367,273	1335	0	8	2005	3	4452	N	N	23910 NE ADAIR RD
009	868229	1450	5/17/06	\$408,024	1335	0	8	2006	3	4834	N	N	23670 NE 135TH WAY
009	868229	1750	10/16/06	\$410,000	1335	0	8	2006	3	5302	N	N	23706 NE SALAL PL
009	868229	1820	6/28/06	\$418,468	1335	0	8	2006	3	7289	N	N	23643 NE 135TH WAY
009	868229	1830	7/11/06	\$417,444	1335	0	8	2006	3	3900	N	N	23629 NE 135TH WAY
009	868229	2230	9/9/06	\$434,719	1335	0	8	2006	3	6207	N	N	23517 NE TWINBERRY WAY
009	868230	1960	7/17/07	\$448,717	1335	0	8	2007	3	4054	N	N	23650 NE TWINBERRY WAY
009	868230	1990	7/26/07	\$463,258	1335	0	8	2007	3	4014	N	N	23644 NE TWINBERRY WAY
009	868221	0860	8/16/06	\$383,000	1340	0	8	2002	3	3900	N	N	11733 239TH AVE NE
009	868221	0890	11/1/05	\$370,000	1340	0	8	2002	3	4225	N	N	11729 239TH AVE NE
009	868226	0360	6/26/07	\$452,900	1340	0	8	2005	3	5196	N	N	22833 NE 130TH ST
009	868226	0470	3/30/07	\$449,000	1340	0	8	2005	3	4225	N	N	23023 NE 130TH ST
009	868226	0470	9/17/05	\$399,950	1340	0	8	2005	3	4225	N	N	23023 NE 130TH ST
009	868226	0820	7/1/05	\$389,950	1340	0	8	2005	3	4194	N	N	22835 NE 128TH PL
009	868226	0820	3/31/05	\$374,219	1340	0	8	2005	3	4194	N	N	22835 NE 128TH PL
009	868226	2390	5/5/06	\$395,000	1340	0	8	2004	3	4458	N	N	13241 SUN BREAK WAY NE
009	868229	1360	8/11/06	\$394,097	1340	0	8	2006	3	6115	N	N	13538 ADAIR CREEK WAY NE
009	868221	1050	11/20/06	\$420,000	1350	0	8	2002	3	3900	N	N	11636 239TH AVE NE
009	868221	1130	10/11/05	\$399,900	1350	0	8	2002	3	3900	N	N	11706 239TH AVE NE
009	868226	0370	5/2/07	\$450,000	1350	0	8	2005	3	4949	N	N	22841 NE 130TH ST
009	868226	0370	2/7/05	\$369,995	1350	0	8	2005	3	4949	N	N	22841 NE 130TH ST
009	868226	0380	1/31/05	\$396,706	1350	0	8	2005	3	4090	N	N	22849 NE 130TH ST
009	868226	0480	6/3/05	\$339,995	1350	0	8	2005	3	6315	N	N	23031 NE 130TH ST
009	868226	0800	4/5/05	\$394,322	1350	0	8	2005	3	4779	N	N	12724 SUN BREAK WAY NE
009	868226	0810	4/1/05	\$398,842	1350	0	8	2005	3	4258	N	N	22843 NE 128TH PL
009	868226	0840	3/8/05	\$404,103	1350	0	8	2005	3	4532	N	N	22851 NE 128TH PL
009	868226	1960	6/5/07	\$447,500	1350	0	8	2004	3	4270	N	N	13272 230TH PL NE
009	868226	2480	5/5/05	\$379,995	1350	0	8	2005	3	4506	N	N	22847 NE 132ND PL
009	868228	0060	11/16/05	\$393,415	1350	0	8	2005	3	5416	N	N	24405 NE VINE MAPLE WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868228	0080	11/30/05	\$408,000	1350	0	8	2005	3	4939	N	N	24327 NE VINE MAPLE WAY
009	868228	0090	7/18/07	\$454,000	1350	0	8	2005	3	5920	N	N	24317 NE VINE MAPLE WAY
009	868228	0090	4/12/06	\$389,900	1350	0	8	2005	3	5920	N	N	24317 NE VINE MAPLE WAY
009	868228	0100	1/13/06	\$399,900	1350	0	8	2005	3	4781	N	N	24307 NE VINE MAPLE WAY
009	868228	0110	1/24/06	\$443,509	1350	0	8	2005	3	4939	N	N	24253 NE VINE MAPLE WAY
009	868228	0130	3/8/06	\$404,783	1350	0	8	2005	3	6327	N	N	24235 NE VINE MAPLE WAY
009	868228	0550	7/6/05	\$414,492	1350	0	8	2005	3	6107	N	N	24515 NE VINE MAPLE WAY
009	868228	0830	5/25/05	\$439,578	1350	0	8	2005	3	5255	N	N	11806 BIG LEAF WAY NE
009	868228	1770	2/15/06	\$430,723	1350	0	8	2006	3	4403	N	N	24159 NE 122ND ST
009	868228	1810	3/22/06	\$441,633	1350	0	8	2006	3	3900	N	N	24141 NE 122ND ST
009	868228	2160	12/15/05	\$403,392	1350	0	8	2005	3	4225	N	N	23918 NE ADAIR RD
009	868229	0380	10/10/06	\$447,639	1350	0	8	2006	3	4560	N	N	13731 231ST LN NE
009	868229	1340	8/16/06	\$443,703	1350	0	8	2006	3	5105	N	N	13550 ADAIR CREEK WAY NE
009	868229	1350	8/24/06	\$421,270	1350	0	8	2006	3	4376	N	N	13544 ADAIR CREEK WAY NE
009	868229	1690	7/18/06	\$452,212	1350	0	8	2006	3	5396	N	N	23749 NE SALAL PL
009	868229	1780	11/20/06	\$425,113	1350	0	8	2007	3	4319	N	N	23724 NE SALAL PL
009	868229	1810	6/6/06	\$466,993	1350	0	8	2006	3	7104	N	N	23635 NE 135TH WAY
009	868229	1860	6/12/06	\$415,677	1350	0	8	2006	3	7624	N	N	23617 NE 135TH WAY
009	868229	2150	3/26/07	\$425,229	1350	0	8	2007	3	3839	N	N	23560 NE TWINBERRY WAY
009	868229	2180	9/6/07	\$392,499	1350	0	8	2007	3	3926	N	N	23578 NE TWINBERRY WAY
009	868230	1940	8/14/07	\$451,690	1350	0	8	2007	3	4320	N	N	23662 NE TWINBERRY WAY
009	868230	1970	7/16/07	\$458,703	1350	0	8	2007	3	4310	N	N	23656 NE TWINBERRY WAY
009	868230	1980	7/18/07	\$444,921	1350	0	8	2007	3	4034	N	N	23638 NE TWINBERRY WAY
009	868230	2020	6/25/07	\$448,825	1350	0	8	2007	3	4157	N	N	23614 NE TWINBERRY WAY
009	868230	2050	6/1/07	\$432,122	1350	0	8	2007	3	4199	N	N	23608 NE TWINBERRY WAY
009	868230	2060	8/2/07	\$461,641	1350	0	8	2007	3	3972	N	N	23582 NE TWINBERRY WAY
009	868223	1010	9/19/07	\$417,000	1365	0	8	2003	3	3905	N	N	12437 232ND WAY NE
009	868226	2700	6/19/07	\$452,000	1365	0	8	2004	3	4322	N	N	13245 230TH PL NE
009	868228	0500	3/27/07	\$437,000	1365	0	8	2005	3	4740	N	N	24555 NE VINE MAPLE WAY
009	868228	0510	8/18/06	\$425,000	1365	0	8	2005	3	4740	N	N	24547 NE VINE MAPLE WAY
009	868228	1840	3/18/06	\$447,380	1365	0	8	2006	3	4550	N	N	24137 NE 122ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868221	1110	6/21/05	\$365,000	1440	0	8	2002	3	3900	N	N	11672 239TH AVE NE
009	868223	0420	6/19/07	\$433,000	1440	0	8	2003	3	3900	N	N	12392 232ND WAY NE
009	868223	0420	4/5/05	\$371,000	1440	0	8	2003	3	3900	N	N	12392 232ND WAY NE
009	868226	0830	3/2/05	\$415,283	1440	0	8	2005	3	4544	N	N	22859 NE 128TH PL
009	868228	1780	3/7/06	\$477,218	1440	0	8	2006	3	4225	N	N	24163 NE 122ND ST
009	868228	1790	3/18/06	\$403,294	1440	0	8	2006	3	3900	N	N	24151 NE 122ND ST
009	868228	1820	4/6/06	\$404,409	1440	0	8	2006	3	3903	N	N	24145 NE 122ND ST
009	868228	2170	12/22/05	\$418,732	1440	0	8	2005	3	4452	N	N	23922 NE ADAIR RD
009	868229	0330	10/10/06	\$451,766	1440	0	8	2006	3	4550	N	N	13737 231ST LN NE
009	868229	0340	12/19/06	\$450,000	1440	0	8	2006	3	3900	N	N	13727 231ST LN NE
009	868229	0350	10/10/06	\$455,450	1440	0	8	2006	3	3900	N	N	13721 231ST LN NE
009	868229	0360	10/17/06	\$470,046	1440	0	8	2006	3	9985	N	N	13707 231ST LN NE
009	868229	1280	8/22/06	\$456,101	1440	0	8	2006	3	6311	N	N	13586 ADAIR CREEK WAY NE
009	868229	1330	8/9/06	\$402,443	1440	0	8	2006	3	5403	N	N	13556 ADAIR CREEK WAY NE
009	868229	1440	5/12/06	\$428,327	1440	0	8	2006	3	5253	N	N	23652 NE 135TH WAY
009	868229	1760	10/26/06	\$424,309	1440	0	8	2006	3	4800	N	N	23712 NE SALAL PL
009	868229	1770	11/27/06	\$423,443	1440	0	8	2007	3	5626	N	N	23730 NE SALAL PL
009	868229	1850	7/3/06	\$442,720	1440	0	8	2006	3	7404	N	N	23611 NE 135TH WAY
009	868229	2130	4/20/07	\$456,351	1440	0	8	2007	3	4225	N	N	23548 NE TWINBERRY WAY
009	868229	2160	3/20/07	\$476,910	1440	0	8	2007	3	3900	N	N	23566 NE TWINBERRY WAY
009	868229	2170	3/29/07	\$447,030	1440	0	8	2007	3	3900	N	N	23572 NE TWINBERRY WAY
009	868230	1800	5/30/07	\$468,472	1440	0	8	2007	3	6306	N	N	13313 ADAIR CREEK WAY NE
009	868230	1810	6/1/07	\$461,601	1440	0	8	2007	3	5731	N	N	13305 ADAIR CREEK WAY NE
009	868230	1920	9/18/07	\$411,042	1440	0	8	2007	3	4116	N	N	23674 NE TWINBERRY WAY
009	868230	1950	11/20/07	\$428,862	1440	0	8	2007	3	4045	N	N	23668 NE TWINBERRY WAY
009	868230	2000	9/10/07	\$418,261	1440	0	8	2007	3	4185	N	N	23626 NE TWINBERRY WAY
009	868230	2030	8/22/07	\$441,910	1440	0	8	2007	3	4421	N	N	23620 NE TWINBERRY WAY
009	868230	2040	6/2/07	\$481,942	1440	0	8	2007	3	4168	N	N	23602 NE TWINBERRY WAY
009	868230	2070	8/29/07	\$421,392	1440	0	8	2007	3	8029	N	N	23588 NE TWINBERRY WAY
009	868226	0410	5/4/05	\$381,349	1510	0	8	2005	3	4994	N	N	22873 NE 130TH ST
009	868226	0420	3/22/05	\$396,373	1510	0	8	2005	3	4448	N	N	22881 NE 130TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868226	0730	1/12/05	\$371,745	1510	0	8	2005	3	4806	N	N	22878 NE 128TH PL
009	868226	0900	6/7/05	\$369,995	1510	0	8	2005	3	4130	N	N	23005 NE 128TH PL
009	868226	0930	3/29/05	\$370,290	1510	0	8	2005	3	4107	N	N	23029 NE 128TH PL
009	868226	1990	1/21/05	\$375,549	1510	0	8	2005	3	4125	N	N	22960 NE 132ND PL
009	868226	2030	4/7/06	\$421,000	1510	0	8	2005	3	3904	N	N	22928 NE 132ND PL
009	868226	2030	4/15/05	\$393,786	1510	0	8	2005	3	3904	N	N	22928 NE 132ND PL
009	868228	0020	10/28/05	\$402,046	1510	0	8	2005	3	4442	N	N	24437 NE VINE MAPLE WAY
009	868228	0240	5/10/06	\$458,802	1510	0	8	2006	3	3876	N	N	24248 NE VINE MAPLE WAY
009	868228	0250	5/9/06	\$438,052	1510	0	8	2006	3	2983	N	N	24256 NE VINE MAPLE WAY
009	868228	0280	4/14/06	\$448,909	1510	0	8	2006	3	3767	N	N	24314 NE VINE MAPLE WAY
009	868228	0290	4/14/06	\$470,672	1510	0	8	2006	3	2983	N	N	24322 NE VINE MAPLE WAY
009	868228	0690	12/14/05	\$399,975	1510	0	8	2005	3	3801	N	N	25497 NE 118TH PL
009	868228	0720	11/28/05	\$437,501	1510	0	8	2005	3	4903	N	N	24573 NE 118TH PL
009	868228	0790	11/22/05	\$403,109	1510	0	8	2005	3	5929	N	N	11831 BIG LEAF WAY NE
009	868228	1010	7/8/05	\$430,413	1510	0	8	2005	3	4942	N	N	12034 BIG LEAF WAY NE
009	868228	1120	7/29/05	\$396,973	1510	0	8	2005	3	5228	N	N	12114 BIG LEAF WAY NE
009	868228	1130	7/25/05	\$435,638	1510	0	8	2005	3	5580	N	N	12122 BIG LEAF WAY NE
009	868228	1170	8/19/05	\$427,506	1510	0	8	2005	3	6852	N	N	12154 BIG LEAF WAY NE
009	868228	1200	9/26/05	\$479,474	1510	0	8	2005	3	6516	N	N	12220 BIG LEAF WAY NE
009	868228	1240	2/1/06	\$451,129	1510	0	8	2006	3	4581	N	N	12252 BIG LEAF WAY NE
009	868228	1270	2/15/06	\$490,739	1510	0	8	2006	3	4011	N	N	12316 BIG LEAF WAY NE
009	868228	1280	2/9/07	\$488,610	1510	0	8	2006	3	3966	N	N	12324 BIG LEAF WAY NE
009	868228	2200	4/22/06	\$431,305	1510	0	8	2005	3	4208	N	N	24004 NE ADAIR RD
009	868229	0060	11/17/06	\$345,992	1510	0	8	2007	3	3657	N	N	13732 231ST LN NE
009	868229	0100	1/8/07	\$345,992	1510	0	8	2007	3	3657	N	N	13756 231ST LN NE
009	868229	0110	1/8/07	\$345,992	1510	0	8	2007	3	3657	N	N	13762 231ST LN NE
009	868229	0140	2/9/07	\$345,992	1510	0	8	2007	3	3657	N	N	13816 231ST LN NE
009	868229	0150	2/16/07	\$345,992	1510	0	8	2007	3	3657	N	N	13822 231ST LN NE
009	868229	0190	5/2/07	\$345,492	1510	0	8	2007	3	3657	N	N	13846 231ST LN NE
009	868229	0220	5/29/07	\$345,492	1510	0	8	2007	3	5364	N	N	13864 231ST LN NE
009	868229	0610	6/21/07	\$539,816	1510	0	8	2007	3	4349	N	N	13772 MORGAN DR NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868229	0620	4/9/07	\$492,199	1510	0	8	2007	3	4679	N	N	13778 MORGAN DR NE
009	868229	0650	5/14/07	\$555,254	1510	0	8	2007	3	5909	N	N	13796 MORGAN DR NE
009	868229	0800	10/27/06	\$509,589	1510	0	8	2006	3	4128	N	N	23056 NE 139TH CT
009	868229	0810	9/13/06	\$483,107	1510	0	8	2006	4	4383	N	N	23050 NE 139TH CT
009	868229	1110	1/8/07	\$556,243	1510	0	8	2007	3	4146	N	N	13759 MORGAN DR NE
009	868229	1120	2/10/07	\$488,672	1510	0	8	2007	3	4046	N	N	13753 MORGAN DR NE
009	868229	1200	4/17/07	\$547,927	1510	0	8	2007	3	5425	N	N	13705 MORGAN DR NE
009	868229	1250	5/11/07	\$488,394	1510	0	8	2007	2	6523	N	N	13673 MORGAN DR NE
009	868229	1550	12/11/06	\$448,743	1510	0	8	2007	3	4188	N	N	13446 238TH PL NE
009	868229	1560	12/26/06	\$470,720	1510	0	8	2007	3	3763	N	N	13440 238TH PL NE
009	868229	1610	2/21/07	\$458,015	1510	0	8	2007	3	4174	N	N	23721 NE 134TH PL
009	868229	1870	11/8/06	\$459,513	1510	0	8	2007	3	4533	N	N	13435 ADAIR CREEK WAY NE
009	868229	1910	8/1/06	\$403,836	1510	0	8	2006	3	4658	N	N	13459 ADAIR CREEK WAY NE
009	868229	1950	7/5/06	\$454,061	1510	0	8	2006	3	5145	N	N	13483 ADAIR CREEK WAY NE
009	868229	1980	8/23/06	\$503,692	1510	0	8	2006	3	5134	N	N	13501 ADAIR CREEK WAY NE
009	868229	2020	8/11/06	\$450,655	1510	0	8	2006	3	4908	N	N	13525 ADAIR CREEK WAY NE
009	868229	2030	12/26/06	\$497,222	1510	0	8	2007	3	4692	N	N	13531 ADAIR CREEK WAY NE
009	868229	2060	9/13/06	\$474,357	1510	0	8	2006	3	4939	N	N	13549 ADAIR CREEK WAY NE
009	868229	2110	3/15/07	\$345,992	1510	0	8	2007	3	4193	N	N	23536 NE TWINBERRY WAY
009	868230	1740	6/18/07	\$516,611	1510	0	8	2007	3	4878	N	N	13411 ADAIR CREEK WAY NE
009	868230	1750	7/3/07	\$478,295	1510	0	8	2007	3	5031	N	N	13405 ADAIR CREEK WAY NE
009	868230	1780	7/5/07	\$477,415	1510	0	8	2007	3	6088	N	N	13329 ADAIR CREEK WAY NE
009	868223	1370	12/1/06	\$530,000	1555	0	8	2003	3	4989	N	N	12518 230TH PL NE
009	868228	0740	11/15/05	\$501,533	1555	0	8	2005	3	5177	N	N	24557 NE 118TH PL
009	868228	1520	6/26/07	\$587,000	1555	0	8	2005	3	4950	N	N	12357 BIG LEAF WAY NE
009	868228	1520	3/18/06	\$475,900	1555	0	8	2005	3	4950	N	N	12357 BIG LEAF WAY NE
009	868228	2130	3/6/06	\$510,731	1555	0	8	2006	3	5799	N	N	23902 NE ADAIR RD
009	868228	2180	2/14/06	\$477,544	1555	0	8	2006	3	4675	N	N	23930 NE ADAIR RD
009	868229	0740	12/8/06	\$537,220	1555	0	8	2007	3	6687	N	N	23023 NE 139TH CT
009	868229	1670	8/16/06	\$439,900	1555	0	8	2006	3	4500	N	N	23738 NE 134TH PL
009	868223	1290	7/14/06	\$510,000	1560	0	8	2004	3	4565	N	N	12509 231ST AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868225	0180	9/7/06	\$550,000	1560	0	8	2004	3	5598	N	N	23409 NE 129TH CT
009	868226	1630	1/23/07	\$499,900	1560	0	8	2004	3	5240	N	N	12816 231ST PL NE
009	868226	1740	3/7/05	\$471,018	1560	0	8	2005	3	5000	N	N	22896 NE 130TH ST
009	868226	2090	3/16/05	\$452,717	1560	0	8	2005	3	4533	N	N	22850 NE 132ND PL
009	868226	2520	4/26/05	\$453,301	1560	0	8	2005	3	7417	N	N	13222 228TH PL NE
009	868229	0260	3/2/07	\$543,644	1560	0	8	2007	3	4580	N	N	13835 231ST LN NE
009	868229	0320	12/21/06	\$475,000	1560	0	8	2006	3	4500	N	N	13745 231ST LN NE
009	868229	0430	12/21/06	\$542,365	1560	0	8	2007	3	5652	N	N	23115 NE DEVON WAY
009	868229	0460	1/22/07	\$464,025	1560	0	8	2007	3	4724	N	N	23133 NE DEVON WAY
009	868226	0320	6/18/05	\$466,285	1565	0	8	2005	3	4500	N	N	12939 SUN BREAK WAY NE
009	868226	2470	3/22/06	\$483,950	1565	0	8	2005	3	5137	N	N	13262 228TH PL NE
009	868221	0600	6/1/05	\$440,000	1570	0	8	2002	3	4752	N	N	11637 238TH PL NE
009	868221	0790	9/10/07	\$559,950	1570	0	8	2002	3	5001	N	N	11662 238TH PL NE
009	868226	0750	1/20/06	\$462,150	1570	0	8	2005	3	4766	N	N	22862 NE 128TH PL
009	868228	1540	5/24/06	\$510,150	1570	0	8	2006	3	4712	N	N	12373 BIG LEAF WAY NE
009	868228	1600	8/29/06	\$553,311	1570	0	8	2006	3	4665	N	N	12375 ADAIR CREEK WAY NE
009	868229	1710	9/15/06	\$449,900	1570	0	8	2006	3	4500	N	N	23733 NE SALAL PL
009	868230	1260	8/7/07	\$516,673	1570	0	8	2007	3	6523	N	N	13415 MAHONIA PL NE
009	868230	1330	6/29/07	\$540,563	1570	0	8	2007	3	5259	N	N	23757 NE 134TH ST
009	868230	1820	6/2/07	\$528,026	1570	0	8	2007	3	7381	N	N	23752 NE TWINBERRY WAY
009	868226	0460	3/21/05	\$419,995	1575	0	8	2005	3	5330	N	N	23015 NE 130TH ST
009	868226	0910	12/28/05	\$449,995	1575	0	8	2005	3	4774	N	N	23013 NE 128TH PL
009	868226	1080	2/11/05	\$419,995	1575	0	8	2004	3	4500	N	N	23168 NE 127TH WAY
009	868229	1640	9/20/06	\$442,107	1575	0	8	2006	3	4500	N	N	23720 NE 134TH PL
009	868226	1040	8/4/06	\$497,500	1610	0	8	2004	3	5000	N	N	23163 NE 128TH PL
009	868226	0860	8/19/05	\$399,995	1640	0	8	2005	3	5681	N	N	22875 NE 128TH PL
009	868226	0880	6/8/05	\$381,977	1640	0	8	2005	3	4843	N	N	22891 NE 128TH PL
009	868226	2010	5/2/05	\$383,973	1640	0	8	2005	3	3822	N	N	22944 NE 132ND PL
009	868226	2250	4/10/05	\$437,739	1640	0	8	2005	3	5178	N	N	13219 228TH PL NE
009	868228	0030	11/2/05	\$445,414	1640	0	8	2005	3	4307	N	N	24429 NE VINE MAPLE WAY
009	868228	1020	6/23/05	\$456,995	1640	0	8	2005	3	5313	N	N	12042 BIG LEAF WAY NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868228	1160	8/17/05	\$452,387	1640	0	8	2005	3	7011	N	N	12146 BIG LEAF WAY NE
009	868228	1210	10/13/05	\$462,325	1640	0	8	2005	3	5931	N	N	12228 BIG LEAF WAY NE
009	868229	0030	11/16/06	\$345,992	1640	0	8	2007	3	3657	N	N	13714 231ST LN NE
009	868229	0070	12/14/06	\$279,556	1640	0	8	2007	3	3657	N	N	13738 231ST LN NE
009	868229	0180	4/19/07	\$345,992	1640	0	8	2007	3	3657	N	N	13840 231ST LN NE
009	868229	1090	12/12/06	\$510,804	1640	0	8	2007	3	4396	N	N	13771 MORGAN DR NE
009	868229	1530	10/11/06	\$468,605	1640	0	8	2007	3	4065	N	N	23756 NE 134TH PL
009	868229	1900	8/3/06	\$436,787	1640	0	8	2006	3	4462	N	N	13453 ADAIR CREEK WAY NE
009	868229	1990	8/28/07	\$570,000	1640	0	8	2006	3	4995	N	N	13507 ADAIR CREEK WAY NE
009	868229	1990	8/10/06	\$487,262	1640	0	8	2006	3	4995	N	N	13507 ADAIR CREEK WAY NE
009	868229	2070	11/7/06	\$487,203	1640	0	8	2007	3	4752	N	N	13555 ADAIR CREEK WAY NE
009	868230	1710	6/19/07	\$499,089	1640	0	8	2007	3	4535	N	N	13429 ADAIR CREEK WAY NE
009	868228	0860	9/12/05	\$475,209	1655	0	8	2005	3	5906	N	N	11818 BIG LEAF WAY NE
009	868223	1310	5/17/06	\$524,000	1660	0	8	2003	3	4502	N	N	12525 231ST AVE NE
009	868226	0180	8/20/05	\$506,834	1660	0	8	2005	3	4500	N	N	12665 SUN BREAK WAY NE
009	868226	0230	8/20/05	\$508,971	1660	0	8	2005	3	4500	N	N	12735 SUN BREAK WAY NE
009	868226	1840	1/10/05	\$482,006	1660	0	8	2005	3	4929	N	N	22919 NE 132ND ST
009	868223	0220	6/20/06	\$550,000	1670	0	8	2003	3	5580	N	N	12435 232ND TER NE
009	868225	0280	4/26/06	\$630,000	1670	0	8	2004	3	5826	N	N	23311 NE 126TH ST
009	868226	0310	2/23/05	\$495,190	1670	0	8	2005	3	4500	N	N	12931 SUN BREAK WAY NE
009	868226	0630	2/15/05	\$449,995	1670	0	8	2005	3	4675	N	N	22868 NE 129TH PL
009	868226	1260	2/9/05	\$475,792	1670	0	8	2005	3	4975	N	N	22882 NE 127TH WAY
009	868226	1290	9/6/05	\$489,995	1670	0	8	2005	3	5808	N	N	22858 NE 127TH WAY
009	868226	1640	9/13/05	\$549,950	1670	0	8	2004	3	4502	N	N	12824 231ST PL NE
009	868226	1670	5/18/07	\$560,000	1670	0	8	2004	3	4500	N	N	23054 NE 130TH ST
009	868226	1850	1/7/05	\$464,803	1670	0	8	2005	3	4552	N	N	22927 NE 132ND ST
009	868226	2500	8/13/05	\$494,119	1670	0	8	2005	3	4479	N	N	13246 228TH PL NE
009	868226	2530	9/30/05	\$479,995	1670	0	8	2005	3	5801	N	N	13230 228TH PL NE
009	868228	0200	3/2/06	\$487,935	1670	0	8	2005	3	4513	N	N	11824 242ND PL NE
009	868228	0390	10/28/05	\$515,204	1670	0	8	2005	3	4500	N	N	24550 NE VINE MAPLE WAY
009	868228	0800	12/28/05	\$489,900	1670	0	8	2005	3	6311	N	N	11821 BIG LEAF WAY NE



**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868228	1320	6/25/07	\$624,900	1670	0	8	2005	3	6220	N	N	12321 BIG LEAF WAY NE
009	868228	1320	11/15/05	\$540,579	1670	0	8	2005	3	6220	N	N	12321 BIG LEAF WAY NE
009	868228	1550	3/29/06	\$544,114	1670	0	8	2006	3	4527	N	N	12381 BIG LEAF WAY NE
009	868228	1630	4/22/06	\$525,931	1670	0	8	2006	3	4733	N	N	12351 ADAIR CREEK WAY NE
009	868229	0290	11/22/06	\$562,225	1670	0	8	2007	3	4680	N	N	13809 231ST LN NE
009	868229	1480	8/24/06	\$575,479	1670	0	8	2006	3	10262	N	N	23754 NE SALAL PL
009	868229	1650	11/17/06	\$464,900	1670	0	8	2006	3	4500	N	N	23726 NE 134TH PL
009	868229	1700	6/19/06	\$520,113	1670	0	8	2006	3	4500	N	N	23741 NE SALAL PL
009	868230	1490	6/22/07	\$566,094	1670	0	8	2007	3	5454	N	N	13323 239TH WAY NE
009	868230	1830	6/18/07	\$549,336	1670	0	8	2007	3	6340	N	N	23740 NE TWINBERRY WAY
009	868221	0770	5/3/05	\$488,000	1680	0	8	2002	3	5150	N	N	11646 238TH PL NE
009	868223	1250	9/28/06	\$535,000	1680	0	8	2004	3	5580	N	N	12415 231ST AVE NE
009	868226	0580	4/22/05	\$449,995	1680	0	8	2005	3	5390	N	N	12818 230TH AVE NE
009	868226	0760	12/8/05	\$474,995	1680	0	8	2005	3	4500	N	N	22854 NE 128TH PL
009	868226	1190	8/15/07	\$528,500	1680	0	8	2004	3	4500	N	N	23040 NE 127TH WAY
009	868228	0160	1/13/06	\$523,935	1680	0	8	2005	3	4764	N	N	11823 242ND PL NE
009	868228	0310	11/23/05	\$532,271	1680	0	8	2005	3	4500	N	N	24338 NE VINE MAPLE WAY
009	868228	0580	3/10/06	\$499,900	1680	0	8	2005	3	5208	N	N	24517 NE 118TH PL
009	868228	1230	2/2/06	\$538,595	1680	0	8	2006	3	6069	N	N	12244 BIG LEAF WAY NE
009	868228	1300	2/24/06	\$547,096	1680	0	8	2005	3	5623	N	N	12340 BIG LEAF WAY NE
009	868228	1490	5/30/06	\$501,003	1680	0	8	2006	3	5188	N	N	12263 243RD PL NE
009	868228	1610	5/24/06	\$587,576	1680	0	8	2006	3	4624	N	N	12367 ADAIR CREEK WAY NE
009	868228	1930	5/22/06	\$547,255	1680	0	8	2006	3	5785	N	N	24158 NE 122ND ST
009	868228	2120	1/17/06	\$526,718	1680	0	8	2005	3	6386	N	N	23844 NE ADAIR RD
009	868229	0310	10/27/06	\$591,791	1680	0	8	2006	3	4500	N	N	13751 231ST LN NE
009	868229	0400	2/6/07	\$524,829	1680	0	8	2007	3	5659	N	N	13742 MORGAN DR NE
009	868229	0420	6/13/07	\$575,029	1680	0	8	2007	3	7316	N	N	23109 NE DEVON WAY
009	868229	0440	1/3/07	\$543,401	1680	0	8	2007	3	4785	N	N	23121 NE DEVON WAY
009	868229	0470	11/30/06	\$582,542	1680	0	8	2007	3	6559	N	N	23145 NE DEVON WAY
009	868229	0580	1/19/07	\$567,714	1680	0	8	2007	3	7170	N	N	23124 NE DEVON WAY
009	868229	0730	12/1/06	\$531,646	1680	0	8	2007	3	6246	N	N	13898 MORGAN DR NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868229	0840	11/6/07	\$560,000	1680	0	8	2006	3	5095	N	N	23032 NE 139TH CT
009	868229	0840	9/15/06	\$539,949	1680	0	8	2006	3	5095	N	N	23032 NE 139TH CT
009	868229	1290	9/20/06	\$546,313	1680	0	8	2006	3	5799	N	N	13580 ADAIR CREEK WAY NE
009	868229	1730	10/5/06	\$469,900	1680	0	8	2006	3	4950	N	N	23717 NE SALAL PL
009	868230	1340	12/6/07	\$510,000	1680	0	8	2007	3	4500	N	N	23763 NE 134TH ST
009	868228	1740	4/19/06	\$589,617	1690	0	8	2006	3	5984	N	N	24181 NE 122ND ST
009	868221	0870	4/27/05	\$417,000	1810	0	8	2002	3	3900	N	N	11741 239TH AVE NE
009	868221	1060	8/23/06	\$570,000	1810	0	8	2003	3	3900	N	N	11640 239TH AVE NE
009	868228	0070	12/5/05	\$486,021	1810	0	8	2005	3	4939	N	N	24337 NE VINE MAPLE WAY
009	868228	0120	3/10/06	\$461,631	1810	0	8	2005	3	5139	N	N	24243 NE VINE MAPLE WAY
009	868228	0220	3/3/06	\$488,232	1810	0	8	2005	3	6951	N	N	11808 242ND PL NE
009	868228	0460	9/28/05	\$474,215	1810	0	8	2005	3	6018	N	N	24591 NE VINE MAPLE WAY
009	868228	0680	10/5/05	\$506,557	1810	0	8	2005	3	5498	N	N	24588 NE 118TH PL
009	868228	0820	6/1/05	\$493,101	1810	0	8	2005	3	5939	N	N	11802 BIG LEAF WAY NE
009	868228	1800	3/16/06	\$489,533	1810	0	8	2006	3	3900	N	N	24155 NE 122ND ST
009	868228	2150	12/22/05	\$428,920	1810	0	8	2005	3	4103	N	N	23914 NE ADAIR RD
009	868229	0370	10/4/06	\$488,166	1810	0	8	2006	3	3939	N	N	13715 231ST LN NE
009	868229	0390	11/6/06	\$545,581	1810	0	8	2006	3	6413	N	N	13733 231ST LN NE
009	868229	1790	10/28/06	\$524,181	1810	0	8	2006	3	3600	N	N	23718 NE SALAL PL
009	868229	1800	10/16/06	\$498,113	1810	0	8	2006	3	4757	N	N	13494 ADAIR CREEK WAY NE
009	868229	2140	6/15/07	\$536,978	1810	0	8	2007	3	3844	N	N	23554 NE TWINBERRY WAY
009	868229	2260	8/24/06	\$508,905	1810	0	8	2006	3	6319	N	N	23511 NE TWINBERRY WAY
009	868230	2010	6/22/07	\$509,313	1810	0	8	2007	3	458	N	N	23632 NE TWINBERRY WAY
009	868226	0450	7/25/05	\$478,143	1850	0	8	2005	3	6784	N	N	23007 NE 130TH ST
009	868229	0250	3/1/07	\$566,705	1850	0	8	2007	3	4572	N	N	13841 231ST LN NE
009	868223	1390	6/29/06	\$526,000	1860	0	8	2003	3	4648	N	N	12502 230TH PL NE
009	868226	0960	5/16/05	\$429,995	1860	0	8	2005	3	4950	N	N	23053 NE 128TH PL
009	868226	1280	7/21/05	\$499,725	1860	0	8	2005	3	5166	N	N	22866 NE 127TH WAY
009	868228	0210	6/21/06	\$560,263	1860	0	8	2006	3	4711	N	N	11816 242ND PL NE
009	868228	1750	4/4/06	\$540,314	1860	0	8	2006	3	4893	N	N	24175 NE 122ND ST
009	868230	1270	8/14/07	\$614,048	1860	0	8	2007	3	4757	N	N	13407 MAHONIA PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868221	0820	12/27/05	\$500,000	1870	0	8	2002	3	4890	N	N	11716 238TH PL NE
009	868223	1180	6/4/07	\$584,000	1870	0	8	2003	3	4500	N	N	12508 231ST AVE NE
009	868225	0310	8/26/05	\$699,000	1870	0	8	2004	3	5080	N	N	23335 NE 126TH ST
009	868226	0190	8/13/05	\$569,063	1870	0	8	2005	3	4500	N	N	12703 SUN BREAK WAY NE
009	868226	0240	9/8/05	\$551,533	1870	0	8	2005	3	4500	N	N	12805 SUN BREAK WAY NE
009	868226	0280	6/16/05	\$542,386	1870	0	8	2005	3	4500	N	N	12907 SUN BREAK WAY NE
009	868226	0330	3/16/05	\$494,000	1870	0	8	2005	3	4500	N	N	13009 SUN BREAK WAY NE
009	868226	0610	7/31/06	\$579,000	1870	0	8	2005	3	5143	N	N	22884 NE 129TH PL
009	868226	0690	9/22/05	\$537,160	1870	0	8	2005	3	5539	N	N	22877 NE 129TH PL
009	868226	0740	10/26/05	\$471,197	1870	0	8	2005	3	4809	N	N	22870 NE 128TH PL
009	868226	0770	11/10/05	\$479,995	1870	0	8	2005	3	4500	N	N	22846 NE 128TH PL
009	868226	1300	12/28/05	\$494,445	1870	0	8	2005	3	4666	N	N	12716 SUN BREAK WAY NE
009	868226	1610	11/6/06	\$589,500	1870	0	8	2004	3	4500	N	N	23146 NE 128TH PL
009	868226	2510	6/24/05	\$538,217	1870	0	8	2005	3	5280	N	N	13254 228TH PL NE
009	868228	0050	12/13/05	\$486,275	1870	0	8	2005	3	6525	N	N	24413 NE VINE MAPLE WAY
009	868228	0150	1/27/06	\$527,593	1870	0	8	2005	3	4639	N	N	11815 242ND PL NE
009	868228	0400	12/16/05	\$543,528	1870	0	8	2005	3	4500	N	N	24558 NE VINE MAPLE WAY
009	868228	0810	12/8/05	\$581,905	1870	0	8	2005	3	5578	N	N	11813 BIG LEAF WAY NE
009	868228	0940	9/30/05	\$560,158	1870	0	8	2005	3	4836	N	N	11882 BIG LEAF WAY NE
009	868228	0980	10/19/05	\$550,563	1870	0	8	2005	3	4888	N	N	12010 BIG LEAF WAY NE
009	868228	1310	11/8/05	\$533,825	1870	0	8	2005	3	5865	N	N	12307 BIG LEAF WAY NE
009	868228	1480	6/8/06	\$570,954	1870	0	8	2006	3	4751	N	N	12255 243RD PL NE
009	868228	1530	12/12/05	\$531,091	1870	0	8	2005	3	4922	N	N	12365 BIG LEAF WAY NE
009	868228	1560	2/13/06	\$516,923	1870	0	8	2006	3	4500	N	N	12389 BIG LEAF WAY NE
009	868228	1620	5/30/06	\$564,863	1870	0	8	2006	3	4541	N	N	12359 ADAIR CREEK WAY NE
009	868228	1640	4/22/06	\$551,031	1870	0	8	2006	3	4822	N	N	12343 ADAIR CREEK WAY NE
009	868228	1700	4/22/06	\$584,446	1870	0	8	2006	3	6264	N	N	24174 NE 122ND ST
009	868228	1760	4/11/06	\$520,464	1870	0	8	2006	3	5219	N	N	24169 NE 122ND ST
009	868228	2230	4/14/06	\$573,953	1870	0	8	2006	3	5118	N	N	24028 NE ADAIR RD
009	868229	0270	1/3/07	\$543,571	1870	0	8	2007	3	4580	N	N	13825 231ST LN NE
009	868229	0450	10/28/06	\$484,385	1870	0	8	2006	3	4765	N	N	23127 NE DEVON WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868229	0590	2/21/07	\$600,820	1870	0	8	2007	3	6245	N	N	13766 MORGAN DR NE
009	868229	0850	10/13/06	\$556,570	1870	0	8	2006	3	5653	N	N	23026 NE 139TH CT
009	868229	1720	6/26/07	\$596,500	1870	0	8	2006	3	4950	N	N	23725 NE SALAL PL
009	868229	1720	7/21/06	\$573,822	1870	0	8	2006	3	4950	N	N	23725 NE SALAL PL
009	868229	2240	8/30/06	\$567,085	1870	0	8	2006	3	5691	N	N	13579 ADAIR CREEK WAY NE
009	868230	1350	7/23/07	\$539,529	1870	0	8	2007	3	4500	N	N	23769 NE 134TH ST
009	868230	1790	6/2/07	\$638,102	1870	0	8	2007	3	6681	N	N	13321 ADAIR CREEK WAY NE
009	868226	0720	6/15/07	\$510,750	1900	0	8	2005	3	4044	N	N	12811 230TH AVE NE
009	868226	1750	2/26/07	\$550,000	1900	0	8	2004	3	3343	N	N	22888 NE 130TH ST
009	868226	2060	11/21/07	\$495,043	1900	0	8	2007	3	3388	N	N	22904 NE 132ND PL
009	868226	2240	4/10/05	\$436,357	1900	0	8	2005	3	5065	N	N	13227 228TH PL NE
009	868228	0010	10/31/05	\$443,430	1900	0	8	2005	3	5209	N	N	24445 NE VINE MAPLE WAY
009	868228	0230	5/26/06	\$470,260	1900	0	8	2006	3	3316	N	N	24240 NE VINE MAPLE WAY
009	868228	0300	4/20/06	\$449,223	1900	0	8	2006	3	3767	N	N	24330 NE VINE MAPLE WAY
009	868228	0710	11/21/05	\$431,395	1900	0	8	2005	3	4279	N	N	24581 NE 118TH PL
009	868228	0780	12/8/05	\$443,922	1900	0	8	2005	3	4597	N	N	11843 BIG LEAF WAY NE
009	868228	1000	8/20/05	\$439,995	1900	0	8	2005	3	3958	N	N	12026 BIG LEAF WAY NE
009	868228	1030	6/27/05	\$447,748	1900	0	8	2005	3	5763	N	N	12050 BIG LEAF WAY NE
009	868228	1140	7/15/05	\$444,780	1900	0	8	2005	3	5097	N	N	12130 BIG LEAF WAY NE
009	868228	1190	10/3/05	\$459,263	1900	0	8	2005	3	5606	N	N	12212 BIG LEAF WAY NE
009	868228	1250	2/2/06	\$530,020	1900	0	8	2006	3	3306	N	N	12300 BIG LEAF WAY NE
009	868228	1260	2/9/06	\$521,674	1900	0	8	2006	3	3587	N	N	12308 BIG LEAF WAY NE
009	868228	1290	3/8/06	\$450,222	1900	0	8	2006	3	3509	N	N	12332 BIG LEAF WAY NE
009	868228	2210	3/24/06	\$432,619	1900	0	8	2006	3	4559	N	N	24012 NE ADAIR RD
009	868229	0170	4/12/07	\$345,992	1900	0	8	2007	3	3073	N	N	13834 231ST LN NE
009	868229	0600	3/21/07	\$513,565	1900	0	8	2007	3	3604	N	N	13766 MORGAN DR NE
009	868229	0630	4/11/07	\$491,239	1900	0	8	2007	3	3973	N	N	13784 MORGAN DR NE
009	868229	0640	5/7/07	\$488,922	1900	0	8	2007	3	3934	N	N	13790 MORGAN DR NE
009	868229	0790	10/17/06	\$471,864	1900	0	8	2006	3	3496	N	N	23062 NE 139TH CT
009	868229	0820	9/18/06	\$466,787	1900	0	8	2006	3	4005	N	N	23044 NE 139TH CT
009	868229	1080	12/16/06	\$521,918	1900	0	8	2007	3	4923	N	N	13777 MORGAN DR NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868229	1100	2/5/07	\$553,050	1900	0	8	2007	3	3500	N	N	13765 MORGAN DR NE
009	868229	1180	3/9/07	\$515,866	1900	0	8	2007	3	3531	N	N	13717 MORGAN DR NE
009	868229	2050	9/22/06	\$473,379	1900	0	8	2006	3	3921	N	N	13543 ADAIR CREEK WAY NE
009	868229	2100	12/20/06	\$540,858	1900	0	8	2007	3	6913	N	N	23530 NE TWINBERRY WAY
009	868230	1760	7/3/07	\$497,152	1900	0	8	2007	3	3993	N	N	13341 ADAIR CREEK WAY NE
009	868230	1770	7/16/07	\$525,606	1900	0	8	2007	3	4039	N	N	13335 ADAIR CREEK WAY NE
009	868221	1160	9/20/07	\$604,000	1910	0	8	2002	3	4500	N	N	11726 239TH AVE NE
009	868226	0620	1/24/05	\$481,805	1910	0	8	2005	3	5143	N	N	22876 NE 129TH PL
009	868226	1790	9/25/07	\$635,000	1910	0	8	2005	3	5342	N	N	22856 NE 130TH ST
009	868226	1790	4/27/05	\$520,086	1910	0	8	2005	3	5342	N	N	22856 NE 130TH ST
009	868226	1830	1/3/05	\$491,983	1910	0	8	2005	3	5716	N	N	22911 NE 132ND ST
009	868228	0990	10/7/05	\$558,066	1910	0	8	2005	3	5402	N	N	12018 BIG LEAF WAY NE
009	868226	0700	10/11/05	\$492,053	1920	0	8	2005	3	5812	N	N	22885 NE 129TH PL
009	868226	1310	11/7/06	\$570,000	1920	0	8	2005	3	4980	N	N	12708 SUN BREAK WAY NE
009	868226	1310	8/20/05	\$504,373	1920	0	8	2005	3	4980	N	N	12708 SUN BREAK WAY NE
009	868226	2080	12/22/06	\$565,000	1920	0	8	2004	3	4586	N	N	22858 NE 132ND PL
009	868228	0380	10/22/05	\$524,819	1920	0	8	2005	3	4500	N	N	24542 NE VINE MAPLE WAY
009	868223	0860	11/15/07	\$670,000	1930	0	8	2003	3	4500	N	N	12433 230TH PL NE
009	868223	0880	6/23/05	\$579,500	1930	0	8	2003	3	4500	N	N	12417 230TH PL NE
009	868226	0270	7/5/05	\$515,957	1930	0	8	2005	3	4500	N	N	12829 SUN BREAK WAY NE
009	868226	0680	9/26/05	\$489,995	1930	0	8	2005	3	5600	N	N	22869 NE 129TH PL
009	868226	1920	1/21/05	\$479,995	1930	0	8	2004	3	4500	N	N	13240 230TH PL NE
009	868226	2260	5/4/05	\$535,431	1930	0	8	2005	3	5570	N	N	13211 228TH PL NE
009	868226	2300	2/4/05	\$509,213	1930	0	8	2005	3	5032	N	N	22821 NE 132ND ST
009	868226	2490	9/28/05	\$499,996	1930	0	8	2005	3	5754	N	N	13238 228TH PL NE
009	868228	0140	1/10/06	\$513,262	1930	0	8	2005	3	4958	N	N	11807 242ND PL NE
009	868228	0190	3/1/06	\$534,983	1930	0	8	2005	3	4518	N	N	11832 242ND PL NE
009	868228	0590	10/28/05	\$546,341	1930	0	8	2005	3	6789	N	N	24525 NE 118TH PL
009	868228	0730	10/13/05	\$511,153	1930	0	8	2005	3	5450	N	N	24565 NE 118TH PL
009	868228	0970	10/26/05	\$559,069	1930	0	8	2005	3	5479	N	N	12002 BIG LEAF WAY NE
009	868228	1330	12/19/05	\$532,799	1930	0	8	2005	3	5324	N	N	12262 243RD PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
009	868228	1650	4/19/06	\$533,834	1930	0	8	2006	3	4868	N	N	12335 ADAIR CREEK WAY NE
009	868228	1910	5/1/06	\$555,082	1930	0	8	2006	3	7119	N	N	24112 NE 122ND ST
009	868228	2220	3/31/06	\$597,133	1930	0	8	2006	3	5153	N	N	24020 NE ADAIR RD
009	868228	2240	4/11/06	\$532,356	1930	0	8	2006	3	5163	N	N	24036 NE ADAIR RD
009	868229	0280	11/2/07	\$525,000	1930	0	8	2007	3	4680	N	N	13817 231ST LN NE
009	868229	0300	11/2/06	\$588,575	1930	0	8	2007	3	4680	N	N	13757 231ST LN NE
009	868229	0830	10/2/06	\$605,905	1930	0	8	2006	3	5718	N	N	23038 NE 139TH CT
009	868229	1300	10/27/06	\$583,348	1930	0	8	2006	3	6077	N	N	13574 ADAIR CREEK WAY NE
009	868229	1630	7/20/06	\$556,491	1930	0	8	2006	3	5520	N	N	23714 NE 134TH PL
009	868229	1680	8/17/06	\$576,104	1930	0	8	2006	3	4601	N	N	23744 NE 134TH PL
009	868229	1740	11/7/06	\$551,720	1930	0	8	2006	3	5174	N	N	23707 NE SALAL PL
009	868222	0060	5/5/05	\$575,000	2155	0	8	2002	3	5788	N	N	12415 235TH PL NE
009	868223	0660	9/5/07	\$740,000	2155	0	8	2004	3	8700	N	N	23126 NE 126TH ST
009	868223	0710	2/2/07	\$850,000	2155	0	8	2004	3	5575	N	N	23012 NE 126TH ST
009	868226	0260	1/21/05	\$593,232	2155	0	8	2005	3	5580	N	N	12821 SUN BREAK WAY NE
009	868230	0180	7/24/07	\$701,113	2155	0	8	2007	3	7050	N	N	13203 ADAIR CREEK WAY NE
009	868226	0080	8/28/05	\$684,500	2163	0	8	2004	3	5850	N	N	12559 SUN BREAK WAY NE
009	868221	0200	6/20/07	\$738,000	2165	0	8	2002	3	7456	N	N	12301 235TH PL NE
009	868226	1360	6/13/05	\$720,015	2165	0	8	2005	3	6225	N	N	22871 NE 127TH WAY
009	868228	1040	8/4/05	\$662,457	2165	0	8	2005	3	6390	N	N	12023 BIG LEAF WAY NE
009	868228	1580	12/14/06	\$624,900	2165	0	8	2006	3	6677	N	N	12367 243RD PL NE
009	868228	2080	8/3/05	\$687,704	2165	0	8	2005	3	8701	N	N	23818 NE 124TH TER
009	868221	0730	8/17/07	\$680,000	2170	0	8	2002	3	5652	N	N	23753 NE 116TH PL
009	868226	0170	4/25/05	\$670,792	2170	0	8	2005	3	5850	N	N	12657 SUN BREAK WAY NE
009	868226	0780	2/3/05	\$635,064	2170	0	8	2005	3	6706	N	N	22838 NE 128TH PL
009	868228	0330	12/23/05	\$629,900	2170	0	8	2005	3	6562	N	N	24420 NE VINE MAPLE WAY
009	868228	0370	4/20/06	\$647,400	2170	0	8	2005	3	5580	N	N	24534 NE VINE MAPLE WAY
009	868228	0410	12/22/05	\$649,955	2170	0	8	2005	3	5596	N	N	24566 NE VINE MAPLE WAY
009	868228	0430	10/21/05	\$688,079	2170	0	8	2005	3	6565	N	N	24582 NE VINE MAPLE WAY
009	868228	0450	8/5/05	\$702,851	2170	0	8	2005	3	8006	N	N	24598 NE VINE MAPLE WAY
009	868228	0570	3/19/07	\$745,000	2170	0	8	2005	3	6745	N	N	24509 NE 118TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 71  
(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
009	868228	0570	6/17/06	\$675,000	2170	0	8	2005	3	6745	N	N	24509 NE 118TH PL
009	868228	0910	7/13/05	\$691,415	2170	0	8	2005	3	5837	N	N	11858 BIG LEAF WAY NE
009	868228	1390	2/15/06	\$687,088	2170	0	8	2006	3	5617	N	N	12216 243RD PL NE
009	868228	1410	2/3/06	\$657,953	2170	0	8	2006	3	5833	N	N	12201 243RD PL NE
009	868228	1500	9/19/06	\$652,400	2170	0	8	2006	3	6854	N	N	12369 243RD PL NE
009	868228	1900	6/21/06	\$676,099	2170	0	8	2006	3	8605	N	N	24104 NE 122ND ST
009	868228	2110	12/13/05	\$632,032	2170	0	8	2005	3	7672	N	N	23836 NE ADAIR RD
009	868228	2190	3/28/06	\$624,900	2170	0	8	2006	3	7176	N	N	23938 NE ADAIR RD
009	868229	0230	5/3/07	\$693,350	2170	0	8	2007	3	8560	N	N	13859 231ST LN NE
009	868229	0480	6/11/07	\$668,666	2170	0	8	2007	3	7348	N	N	23188 NE DEVON WAY
009	868229	0490	6/18/07	\$690,571	2170	0	8	2007	3	7242	N	N	23182 NE DEVON WAY
009	868229	0500	6/13/07	\$696,413	2170	0	8	2007	3	11445	N	N	23176 NE DEVON WAY
009	868229	0530	3/6/07	\$681,521	2170	0	8	2007	3	6602	N	N	23158 NE DEVON WAY
009	868229	0560	1/31/07	\$712,780	2170	0	8	2007	3	9125	N	N	23140 NE DEVON WAY
009	868229	0670	2/13/07	\$746,790	2170	0	8	2007	3	7546	N	N	13862 MORGAN DR NE
009	868229	0690	3/14/07	\$714,678	2170	0	8	2007	3	9877	N	N	13874 MORGAN DR NE
009	868229	0890	12/1/06	\$733,947	2170	0	8	2007	3	9593	N	N	13944 MORGAN DR NE
009	868229	0980	1/22/07	\$713,913	2170	0	8	2007	3	12026	N	N	13927 MORGAN DR NE
009	868229	1370	10/4/06	\$666,308	2170	0	8	2006	3	7698	N	N	23610 NE 135TH WAY
009	868229	1430	12/22/06	\$676,530	2170	0	8	2006	3	10054	N	N	23646 NE 135TH WAY
009	868229	1500	12/27/06	\$688,270	2170	0	8	2007	3	5891	N	N	23766 NE SALAL PL
009	868230	0160	7/31/07	\$712,163	2170	0	8	2007	3	7995	N	N	13219 ADAIR CREEK WAY NE
009	868230	1120	7/20/07	\$687,050	2170	0	8	2007	3	5890	N	N	23820 NE SALAL PL
009	868230	1140	8/9/07	\$670,739	2170	0	8	2007	3	5890	N	N	23808 NE SALAL PL
009	868230	1160	8/16/07	\$546,391	2170	0	8	2007	3	7077	N	N	23803 NE SALAL PL
009	868226	1370	3/3/05	\$716,349	2280	0	8	2005	3	5580	N	N	22879 NE 127TH WAY
009	868226	1880	8/9/05	\$675,000	2280	0	8	2004	3	5698	N	N	13208 230TH PL NE
009	868228	0440	10/25/05	\$754,992	2280	0	8	2005	3	6272	N	N	24590 NE VINE MAPLE WAY
009	868228	0850	6/17/05	\$687,596	2280	0	8	2005	3	10103	N	N	11814 BIG LEAF WAY NE
009	868228	0890	6/7/05	\$785,837	2280	0	8	2005	3	5839	N	N	11842 BIG LEAF WAY NE
009	868228	0920	5/17/05	\$729,055	2280	0	8	2005	3	6149	N	N	11866 BIG LEAF WAY NE

**Improved Sales Used in this Annual Update Analysis  
Area 71  
(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
009	868228	1070	12/16/05	\$715,115	2280	0	8	2005	3	6230	N	N	12105 BIG LEAF WAY NE
009	868229	0240	7/27/07	\$655,000	2280	0	8	2007	3	6739	N	N	13847 231ST LN NE
009	868229	1400	6/21/07	\$629,500	2280	0	8	2007	3	5580	N	N	23628 NE 135TH WAY
009	868229	1420	10/28/06	\$626,405	2280	0	8	2006	3	6172	N	N	23640 NE 135TH WAY
009	868228	1660	8/11/06	\$672,420	2290	0	8	2006	3	5976	N	N	12327 ADAIR CREEK WAY NE
009	868229	2090	11/7/06	\$712,929	2290	0	8	2007	3	9772	N	N	13567 ADAIR CREEK WAY NE
009	868222	0120	9/2/05	\$745,000	2300	0	8	2002	3	6750	N	N	12450 235TH PL NE
009	868226	0210	6/21/05	\$649,620	2300	0	8	2005	3	5580	N	N	12719 SUN BREAK WAY NE
009	868228	0560	3/28/06	\$632,900	2300	0	8	2005	3	11305	N	N	24501 NE 118TH PL
009	868228	0750	8/8/05	\$701,829	2300	0	8	2005	3	5828	N	N	24549 NE 118TH PL
009	868228	0840	6/21/05	\$776,796	2300	0	8	2005	3	9294	N	N	11810 BIG LEAF WAY NE
009	868228	1050	11/17/05	\$697,442	2300	0	8	2005	3	6438	N	N	12033 BIG LEAF WAY NE
009	868228	1100	3/27/06	\$750,591	2300	0	8	2006	3	6426	N	N	12135 BIG LEAF WAY NE
009	868228	1380	6/13/06	\$648,250	2300	0	8	2006	3	5580	N	N	12224 243RD PL NE
009	868228	1450	7/6/06	\$735,673	2300	0	8	2006	3	5732	N	N	12231 243RD PL NE
009	868228	1510	10/5/06	\$629,900	2300	0	8	2006	3	6984	N	N	12368 243RD PL NE
009	868229	0550	7/12/07	\$727,205	2300	0	8	2007	3	7339	N	N	23146 NE DEVON WAY
009	868229	0750	3/26/07	\$699,000	2300	0	8	2007	3	7083	N	N	23031 NE 139TH CT
009	868229	0880	11/3/06	\$749,142	2300	0	8	2007	3	7275	N	N	13938 MORGAN DR NE
009	868229	0970	6/16/07	\$725,000	2300	0	8	2007	3	8559	N	N	13933 MORGAN DR NE
009	868229	1240	5/9/07	\$798,778	2300	0	8	2007	3	10973	N	N	13679 MORGAN DR NE
009	868229	1590	4/21/07	\$658,000	2300	0	8	2007	3	6200	N	N	23735 NE 134TH PL
009	868226	0150	4/26/05	\$646,992	2305	0	8	2005	3	5580	N	N	12641 SUN BREAK WAY NE
009	868226	0200	2/10/05	\$669,618	2305	0	8	2005	3	5580	N	N	12711 SUN BREAK WAY NE
009	868228	0760	7/27/05	\$731,148	2305	0	8	2005	3	5828	N	N	24541 NE 118TH PL
009	868228	0960	7/7/05	\$718,970	2305	0	8	2005	3	6117	N	N	11898 BIG LEAF WAY NE
009	868228	1080	4/19/06	\$659,900	2305	0	8	2005	3	6009	N	N	12115 BIG LEAF WAY NE
009	868228	1360	1/17/06	\$750,073	2305	0	8	2006	3	5697	N	N	12240 243RD PL NE
009	868228	1440	1/18/06	\$690,749	2305	0	8	2006	3	7583	N	N	12223 243RD PL NE
009	868228	1470	6/27/07	\$720,000	2305	0	8	2006	3	6309	N	N	12247 243RD PL NE
009	868228	1470	4/5/06	\$670,676	2305	0	8	2006	3	6309	N	N	12247 243RD 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
009	868228	1570	7/11/06	\$721,441	2305	0	8	2006	3	7004	N	N	12397 BIG LEAF WAY NE
009	868228	1680	7/19/06	\$742,641	2305	0	8	2006	3	5673	N	N	12311 ADAIR CREEK WAY NE
009	868228	1730	5/1/06	\$748,399	2305	0	8	2006	3	7028	N	N	24187 NE 122ND ST
009	868228	1990	11/14/05	\$901,188	2305	0	8	2005	3	6361	N	N	23931 NE ADAIR RD
009	868228	2000	10/10/05	\$856,232	2305	0	8	2005	3	6361	N	N	23923 NE ADAIR RD
009	868229	0520	8/2/07	\$625,000	2305	0	8	2007	3	6272	N	N	23164 NE DEVON WAY
009	868229	0870	10/27/06	\$761,243	2305	0	8	2006	3	8843	N	N	13930 MORGAN DR NE
009	868229	0920	1/22/07	\$741,443	2305	0	8	2007	3	8182	N	N	13958 MORGAN DR NE
009	868229	1320	12/26/06	\$632,000	2305	0	8	2007	3	7327	N	N	13562 ADAIR CREEK WAY NE
009	868229	1390	11/22/06	\$663,367	2305	0	8	2007	3	5580	N	N	23622 NE 135TH WAY
009	868229	1580	11/20/06	\$679,249	2305	0	8	2007	3	6911	N	N	23745 NE 134TH PL
009	868229	1600	1/31/07	\$576,046	2305	0	8	2007	3	6200	N	N	23727 NE 134TH PL
009	868230	1460	7/10/07	\$671,291	2305	0	8	2007	3	6200	N	N	23764 NE 134TH ST
009	868229	0770	11/27/06	\$793,467	2310	0	8	2007	3	8566	N	N	23057 NE 139TH CT
009	868229	1410	12/13/06	\$623,995	2310	0	8	2006	3	5580	N	N	23634 NE 135TH WAY
009	868228	1690	7/3/06	\$705,487	2315	0	8	2006	3	6130	N	N	12303 ADAIR CREEK WAY NE
009	868229	0780	9/28/06	\$777,124	2315	0	8	2006	3	8833	N	N	23068 NE 139TH CT
009	868229	0410	1/30/07	\$661,085	2320	0	8	2007	3	9311	N	N	13748 MORGAN DR NE
009	868222	0240	12/22/05	\$688,000	2330	0	8	2003	3	5788	N	N	23726 NE GREENS CROSSING RD
009	868226	0250	1/27/05	\$643,009	2350	0	8	2005	3	5580	N	N	12813 SUN BREAK WAY NE
009	868228	1060	11/7/07	\$745,000	2360	0	8	2005	3	6477	N	N	12041 BIG LEAF WAY NE
009	868228	1060	8/17/05	\$674,285	2360	0	8	2005	3	6477	N	N	12041 BIG LEAF WAY NE
009	868229	0900	8/24/07	\$682,099	2370	0	8	2007	3	6302	N	N	13948 MORGAN DR NE
009	868228	0320	6/8/06	\$713,729	2380	0	8	2006	3	6030	N	N	24410 NE VINE MAPLE WAY
009	868228	0360	4/4/06	\$624,900	2380	0	8	2005	3	5580	N	N	24526 NE VINE MAPLE WAY
009	868228	1460	9/9/06	\$681,625	2380	0	8	2006	3	6040	N	N	12239 243RD PL NE
009	868228	1590	8/1/06	\$673,390	2380	0	8	2006	3	6639	N	N	12376 ADAIR CREEK WAY NE
009	868229	0540	5/2/07	\$657,271	2380	0	8	2007	3	6670	N	N	23152 NE DEVON WAY
009	868229	0860	9/18/06	\$762,577	2380	0	8	2006	3	7704	N	N	23020 NE 139TH CT
009	868229	1310	3/22/07	\$720,000	2380	0	8	2007	3	6503	N	N	13568 ADAIR CREEK WAY NE
009	868229	1490	8/4/06	\$647,989	2380	0	8	2006	3	6287	N	N	23760 NE SALAL 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
009	868230	1470	8/24/07	\$625,000	2380	0	8	2007	3	7260	N	N	23758 NE 134TH ST
009	868226	1350	5/16/05	\$677,067	2385	0	8	2005	3	5952	N	N	22863 NE 127TH WAY
009	868228	2010	9/30/05	\$870,973	2385	0	8	2005	3	6361	N	N	23915 NE ADAIR RD
009	868223	0720	3/10/06	\$769,000	2390	0	8	2004	3	5562	N	N	23004 NE 126TH ST
009	868228	1350	2/8/06	\$665,906	2390	0	8	2006	3	5704	N	N	12248 243RD PL NE
009	868229	0660	3/2/07	\$771,979	2390	0	8	2007	3	7489	N	N	13856 MORGAN DR NE
009	868226	0160	5/16/05	\$713,807	2410	0	8	2005	3	5580	N	N	12649 SUN BREAK WAY NE
009	868228	0420	8/20/05	\$669,995	2415	0	8	2005	3	6782	N	N	24574 NE VINE MAPLE WAY
009	868228	0180	6/22/06	\$734,831	2520	0	8	2006	3	7268	N	N	11838 242ND PL NE
009	868228	1370	1/24/06	\$640,900	2520	0	8	2005	3	5580	N	N	12232 243RD PL NE
009	868228	1430	2/3/06	\$691,321	2520	0	8	2006	3	5934	N	N	12215 243RD PL NE
009	868228	1670	9/28/06	\$659,900	2520	0	8	2006	3	5673	N	N	12319 ADAIR CREEK WAY NE
009	868228	1720	5/18/06	\$763,828	2520	0	8	2006	3	6262	N	N	24186 NE 122ND ST
009	868229	0570	7/3/07	\$730,000	2520	0	8	2007	3	10390	N	N	23134 NE DEVON WAY
009	868230	1440	7/11/07	\$661,419	2520	0	8	2007	3	6911	N	N	23780 NE 144TH ST
009	868228	0770	7/8/05	\$733,370	2540	0	8	2005	3	7499	N	N	24533 NE 118TH PL
009	868229	0930	2/21/07	\$642,804	2575	0	8	2007	3	11555	N	N	13957 MORGAN DR NE
009	868228	0950	8/5/05	\$734,511	2580	0	8	2005	3	5668	N	N	11890 BIG LEAF WAY NE
009	868229	0760	11/20/07	\$772,889	2580	0	8	2007	3	7724	N	N	23045 NE 139TH CT
009	868229	0760	12/7/06	\$763,294	2580	0	8	2007	3	7724	N	N	23045 NE 139TH CT
009	868228	0900	6/1/05	\$720,926	2595	0	8	2005	3	5795	N	N	11850 BIG LEAF WAY NE
009	868228	0350	12/14/05	\$649,900	2615	0	8	2005	3	6022	N	N	24518 NE VINE MAPLE WAY
009	868228	1090	9/21/06	\$669,900	2615	0	8	2005	3	5912	N	N	12125 BIG LEAF WAY NE
009	868229	0680	4/16/07	\$736,281	2615	0	8	2007	3	8549	N	N	13868 MORGAN DR NE
009	868228	1340	12/20/05	\$663,054	2620	0	8	2005	3	5580	N	N	12256 243RD PL NE
009	868225	0040	2/10/05	\$577,995	2630	0	8	2004	3	7074	N	N	23429 NE 131ST PL
009	868229	0910	6/16/07	\$650,901	2630	0	8	2007	3	6764	N	N	13952 MORGAN DR NE
009	868228	1710	8/1/06	\$752,699	2765	0	8	2006	3	7781	N	N	24180 NE 122ND ST
009	868225	0110	12/22/05	\$869,900	3360	0	8	2004	3	9746	N	N	13158 234TH CT NE
009	868229	0720	5/15/07	\$600,000	1930	0	9	2007	3	5819	N	N	13892 MORGAN DR NE
009	868229	0720	12/7/06	\$568,052	1930	0	9	2007	3	5819	N	N	13892 MORGAN DR 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
009	868221	1230	6/19/07	\$900,000	2510	0	9	2002	3	7192	N	N	11828 239TH AVE NE
009	868228	0880	3/18/06	\$839,900	2515	0	9	2005	3	12398	N	N	11834 BIG LEAF WAY NE
009	868229	1030	6/16/07	\$852,254	2515	0	9	2007	3	8614	N	N	22857 NE 138TH CT
009	868229	1050	5/29/07	\$827,520	2515	0	9	2007	3	5872	N	N	13831 MORGAN DR NE
009	868229	1060	5/15/07	\$854,697	2675	0	9	2007	3	9616	N	N	13823 MORGAN DR NE
009	868229	1140	9/24/07	\$832,590	2675	0	9	2007	3	9200	N	N	13741 MORGAN DR NE
009	868229	2220	1/17/07	\$868,708	2675	0	9	2006	3	6750	N	N	23545 NE TWINBERRY WAY
009	868221	0440	12/1/05	\$920,000	2680	0	9	2002	3	6971	N	N	11837 239TH AVE NE
009	868225	0090	1/21/05	\$655,000	2680	0	9	2004	3	7392	N	N	13142 234TH CT NE
009	868221	1220	10/19/06	\$840,000	2695	0	9	2002	3	7016	N	N	11820 239TH AVE NE
009	868228	2100	12/6/05	\$880,642	2695	0	9	2005	3	9967	N	N	23823 NE 124TH TER
009	868229	1000	12/27/06	\$765,000	2695	0	9	2006	3	8714	N	N	22856 NE 138TH CT
009	868229	1230	5/7/07	\$806,548	2695	0	9	2007	3	12691	N	N	13685 MORGAN DR NE
009	868229	0990	11/17/06	\$874,598	2800	0	9	2006	3	8569	N	N	22864 NE 138TH CT
009	868229	1220	5/24/07	\$808,725	2800	0	9	2007	3	11941	N	N	13691 MORGAN DR NE
009	868229	1020	8/13/07	\$741,500	2860	0	9	2007	3	7092	N	N	22851 NE 138TH CT
009	868228	0170	7/27/06	\$941,391	3360	0	9	2006	3	8708	N	N	11833 242ND PL NE
009	868228	1400	4/10/06	\$1,032,209	3360	0	9	2006	3	8950	N	N	12208 243RD PL NE
009	868228	1420	4/14/06	\$1,000,000	3360	0	9	2006	3	9323	N	N	12207 243RD PL NE
009	868229	0510	8/8/07	\$923,955	3360	0	9	2007	3	9722	N	N	23170 NE DEVON WAY
009	868229	0960	3/2/07	\$875,824	3360	0	9	2007	3	8558	N	N	13939 MORGAN DR NE
009	868229	1010	5/10/07	\$862,080	3360	0	9	2007	3	9292	N	N	22850 NE 138TH CT
009	868229	1040	5/2/07	\$911,667	3360	0	9	2007	3	8305	N	N	22864 NE 138TH CT
009	868229	1070	8/6/07	\$907,609	3370	0	9	2007	3	10027	N	N	13815 MORGAN DR NE
009	868229	2250	8/9/06	\$997,737	3535	0	9	2006	3	11892	N	N	13585 ADAIR CREEK WAY NE
009	868226	1380	7/19/05	\$899,995	3555	0	9	2005	3	7160	N	N	22887 NE 127TH WAY
010	020400	0175	5/21/07	\$380,000	940	740	6	1996	3	8946	N	N	3312 279TH AVE NE
010	262506	9031	7/8/05	\$280,000	1050	0	6	1961	3	41154	N	N	25625 NE REDMOND-FALL CITY RD
010	142800	0160	3/16/07	\$430,000	1090	0	6	2003	3	85377	N	N	26030 NE 40TH ST
010	020390	0780	5/2/07	\$368,250	1160	0	6	1995	3	10316	N	N	3005 280TH AVE NE
010	020310	1080	5/16/07	\$515,000	2470	0	6	1994	3	18720	N	N	4049 W AMES LAKE DR 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
010	020310	1210	12/12/07	\$345,000	840	800	7	1978	3	17335	N	N	3449 289TH AVE NE
010	020310	1210	7/10/06	\$366,000	840	800	7	1978	3	17335	N	N	3449 289TH AVE NE
010	142800	0912	10/3/07	\$400,000	1020	0	7	1968	3	62601	N	N	4822 268TH AVE NE
010	312507	9051	10/11/05	\$412,000	1060	300	7	1995	3	86248	N	N	730 REDMOND-FALL CITY RD NE
010	020390	0350	5/16/07	\$339,942	1140	420	7	1977	3	16625	N	N	3422 279TH AVE NE
010	321129	0240	5/12/06	\$464,500	1180	400	7	1992	3	43103	N	N	27403 NE 30TH WAY
010	321129	0320	4/20/05	\$396,000	1180	400	7	1992	3	29554	N	N	27318 NE 30TH WAY
010	252506	9002	5/22/06	\$525,950	1190	870	7	1984	3	165963	N	N	27127 NE 23RD ST
010	020310	1430	4/14/06	\$364,175	1300	0	7	1990	3	26838	N	N	3211 W AMES LAKE DR NE
010	020390	0380	12/16/05	\$294,950	1300	0	7	1977	3	8800	N	N	3507 279TH AVE NE
010	142730	0050	2/27/06	\$396,000	1300	430	7	1990	3	21310	N	N	26455 NE 51ST ST
010	142800	1090	7/21/06	\$460,000	1330	0	7	1958	3	102366	N	N	4523 272ND AVE NE
010	020390	0720	11/29/05	\$371,000	1340	700	7	1980	4	14760	N	N	3210 278TH AVE NE
010	082407	9027	10/7/05	\$775,000	1340	120	7	1980	4	283575	N	N	2901 303RD AVE SE
010	318310	0070	11/15/05	\$410,000	1340	390	7	1988	4	36658	N	N	906 291ST AVE NE
010	321129	0230	3/21/05	\$325,000	1360	0	7	1992	3	35690	N	N	27333 NE 30TH WAY
010	730200	0530	12/29/05	\$390,000	1390	480	7	1978	3	35100	N	N	4921 277TH AVE NE
010	142800	0180	9/21/06	\$473,000	1430	0	7	1970	2	103672	N	N	26204 NE 40TH ST
010	020310	1340	5/24/07	\$544,000	1440	520	7	1990	3	24000	N	N	3028 E AMES LAKE DR NE
010	020400	0020	6/21/06	\$390,000	1534	350	7	1977	3	12750	N	N	3407 279TH AVE NE
010	730200	0125	9/26/07	\$530,000	1540	440	7	1974	3	53423	N	N	4736 281ST AVE NE
010	142800	0941	1/9/06	\$372,500	1620	0	7	1977	4	47480	N	N	26920 NE 50TH ST
010	172507	9061	4/12/06	\$448,000	1640	0	7	1989	3	47044	N	N	29904 NE 52ND ST
010	321129	0020	6/24/06	\$425,500	1640	0	7	1992	3	28042	N	N	27523 NE 31ST CT
010	321129	0310	11/16/05	\$440,000	1640	0	7	1992	3	23618	N	N	27326 NE 30TH WAY
010	321129	0310	9/6/05	\$430,000	1640	0	7	1992	3	23618	N	N	27326 NE 30TH WAY
010	321129	0370	10/14/05	\$449,990	1640	0	7	1992	3	29970	N	N	3040 273RD AVE NE
010	891300	0070	3/18/05	\$382,000	1660	0	7	1985	4	21840	Y	N	1247 293RD AVE NE
010	730200	0650	7/12/05	\$358,000	1700	0	7	1978	3	60112	N	N	27919 NE 49TH ST
010	252506	9044	7/5/05	\$499,972	1760	0	7	1967	5	81021	N	N	2315 268TH AVE NE
010	891300	0170	5/24/05	\$355,000	1760	0	7	1978	3	27428	Y	N	1220 293RD 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
010	232506	9015	6/19/07	\$575,000	1800	0	7	1970	5	137649	N	N	25455 NE REDMOND-FALL CITY RD
010	142506	9083	3/14/07	\$550,000	1860	220	7	1985	3	113691	N	N	25025 NE 52ND PL
010	182507	9079	7/28/06	\$480,000	1860	0	7	1989	3	44431	N	N	4448 278TH AVE NE
010	020310	1045	4/24/06	\$450,000	1890	890	7	1977	3	20794	N	N	28204 NE 40TH ST
010	142800	0811	9/26/06	\$485,000	1960	0	7	1978	3	50965	N	N	4202 268TH AVE NE
010	302507	9112	4/12/05	\$364,550	1960	0	7	1983	3	34440	N	N	28515 NE TOLT HILL RD
010	242506	9075	8/16/05	\$565,000	2080	0	7	1986	3	213879	N	N	2928 269TH AVE NE
010	312507	9045	4/6/07	\$597,000	2470	0	7	1977	5	211266	N	N	710 278TH AVE NE
010	730201	0020	7/18/07	\$604,500	2580	0	7	1980	4	41100	N	N	27729 NE 47TH ST
010	020310	1425	12/19/05	\$410,000	1090	530	8	1990	3	25575	N	N	3205 W AMES LAKE DR NE
010	020310	1190	11/14/06	\$390,000	1260	0	8	1990	3	14800	N	N	3533 289TH AVE NE
010	182507	9011	12/14/06	\$455,000	1370	820	8	1980	3	49312	N	N	4145 AMES LAKE-CARNATION RD NE
010	020310	1135	4/24/07	\$590,000	1430	0	8	1980	3	20000	N	N	3820 E AMES LAKE DR NE
010	318311	0050	5/20/05	\$461,000	1450	1030	8	1988	3	41757	N	N	28818 NE 10TH ST
010	891300	0130	9/27/06	\$692,000	1500	1460	8	1976	5	23750	Y	N	1110 293RD AVE NE
010	112506	9132	6/15/05	\$547,000	1530	1280	8	1989	3	86585	N	N	6219 252ND PL NE
010	891300	0280	3/27/07	\$489,000	1560	780	8	1979	3	18620	N	N	29320 NE 16TH PL
010	020310	1194	9/16/05	\$445,000	1610	1540	8	1996	3	16240	N	N	3515 289TH AVE NE
010	302507	9031	11/29/07	\$540,000	1660	0	8	1992	3	74052	N	N	28826 NE TOLT HILL RD
010	891300	0020	7/9/07	\$550,000	1760	780	8	1977	4	17850	Y	N	1445 293RD AVE NE
010	891300	0020	5/5/06	\$545,950	1760	780	8	1977	4	17850	Y	N	1445 293RD AVE NE
010	318311	0110	5/2/05	\$380,000	1780	0	8	1988	3	43328	N	N	1120 289TH AVE NE
010	142800	1181	11/6/06	\$534,000	1890	350	8	1985	3	40375	N	N	27106 NE 40TH ST
010	020310	1420	5/2/05	\$415,000	1900	0	8	1994	3	25272	N	N	3131 W AMES LAKE DR NE
010	730200	0110	5/2/06	\$499,000	1960	360	8	1980	3	37897	N	N	4735 AMES LAKE-CARNATION RD NE
010	142800	1385	7/11/07	\$564,000	1980	0	8	1990	3	35447	N	N	26226 NE 45TH ST
010	142800	1387	12/11/07	\$530,000	1980	0	8	1991	3	132529	N	N	4727 264TH AVE NE
010	891300	0080	5/15/05	\$510,000	1980	450	8	1979	4	25037	Y	N	1237 293RD AVE NE
010	020310	0175	9/29/05	\$675,000	2090	950	8	1974	3	9300	Y	Y	3602 W AMES LAKE DR NE
010	730200	0470	8/28/06	\$644,900	2090	0	8	1984	5	49101	N	N	5221 277TH AVE NE
010	202507	9074	3/24/06	\$569,950	2110	0	8	1985	3	296643	N	N	2638 298TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	697991	0140	4/23/07	\$574,950	2150	0	8	1997	3	29761	N	N	27737 NE 29TH CT
010	697992	0020	4/27/05	\$490,000	2160	0	8	1998	3	29879	N	N	27722 NE 30TH ST
010	142800	0580	9/20/06	\$665,000	2180	880	8	1993	3	105415	N	N	26461 NE 53RD ST
010	697991	0090	9/20/06	\$595,000	2210	0	8	1997	3	23743	N	N	27831 NE 30TH ST
010	697991	0040	6/21/07	\$561,000	2230	0	8	1997	3	31186	N	N	27910 NE 28TH CT
010	321131	0030	5/24/05	\$489,000	2260	0	8	1995	3	58563	N	N	27468 NE QUAIL CREEK DR
010	020310	0650	5/17/06	\$785,000	2320	1160	8	1981	3	42888	Y	Y	3205 E AMES LAKE DR NE
010	697990	0180	7/25/07	\$598,000	2350	0	8	1995	3	30337	N	N	27908 NE QUAIL CREEK DR
010	697991	0060	12/14/07	\$610,000	2350	0	8	1997	3	25105	Y	N	2950 QUAIL CREEK WAY NE
010	697990	0260	1/11/05	\$475,050	2440	0	8	1997	3	23791	N	N	2621 279TH CT NE
010	697991	0010	6/12/07	\$640,750	2498	0	8	1997	3	30096	N	N	27905 NE 28TH CT
010	142800	0880	8/29/07	\$725,000	2500	0	8	1990	3	104108	N	N	4612 268TH AVE NE
010	142800	0880	4/25/06	\$563,000	2500	0	8	1990	3	104108	N	N	4612 268TH AVE NE
010	697990	0120	2/22/07	\$600,000	2500	0	8	1996	3	24191	N	N	27911 NE QUAIL CREEK DR
010	697991	0110	2/27/07	\$620,000	2500	0	8	1997	3	34958	N	N	27725 NE 30TH ST
010	202507	9031	7/11/07	\$707,500	2530	0	8	2004	3	71350	N	N	29242 NE TOLT HILL RD
010	302507	9154	4/19/07	\$710,000	2560	0	8	1998	3	65775	Y	N	29035 NE 22ND ST
010	302507	9144	8/11/05	\$565,000	2570	0	8	1998	3	48055	N	N	1813 290TH AVE NE
010	697991	0120	12/4/06	\$735,000	2570	0	8	1997	3	27972	N	N	27732 NE 29TH CT
010	697991	0120	6/1/06	\$694,000	2570	0	8	1997	3	27972	N	N	27732 NE 29TH CT
010	697990	0040	5/11/06	\$672,500	2620	0	8	1997	3	22813	N	N	27625 NE QUAIL CREEK DR
010	697990	0330	3/31/05	\$500,000	2630	0	8	1996	3	28298	N	N	2505 QUAIL CREEK WAY NE
010	112506	9108	4/1/05	\$950,000	2640	0	8	1990	3	217800	N	N	25417 NE 62ND ST
010	142800	0520	8/17/05	\$540,000	2650	0	8	1996	3	52272	N	N	26505 NE UNION HILL RD
010	312507	9033	8/4/05	\$688,000	2670	0	8	1977	4	212572	Y	N	27902 NE 5TH ST
010	312507	9053	3/15/06	\$727,000	2670	0	8	1996	3	285753	N	N	420 290TH AVE SE
010	132506	9084	5/19/05	\$515,000	2710	0	8	1998	3	29600	N	N	26326 NE 54TH PL
010	022506	9017	10/2/06	\$870,000	2720	0	8	2007	3	183823	N	N	8020 252ND AVE NE
010	142800	1350	11/21/05	\$570,000	2750	0	8	1990	3	64468	N	N	27526 NE 45TH ST
010	112506	9064	7/26/06	\$721,500	2770	0	8	2004	3	89298	N	N	6309 247TH AVE NE
010	697990	0250	9/12/06	\$737,300	2790	0	8	1999	3	28050	N	N	2620 279TH CT NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	302507	9115	5/24/06	\$650,000	2850	0	8	1982	4	87137	N	N	28107 NE 21ST ST
010	020340	0060	5/17/06	\$664,000	2870	0	8	1998	3	32069	N	N	2604 280TH PL NE
010	112506	9053	3/30/06	\$665,500	2930	0	8	1997	3	121968	N	N	7755 254TH AVE NE
010	132506	9068	9/26/06	\$690,000	3010	0	8	1997	3	314067	N	N	26317 NE 54TH PL
010	020310	1524	10/31/06	\$605,000	3030	0	8	1982	3	46853	N	N	28916 NE 34TH CT
010	202507	9065	9/6/06	\$650,000	3040	0	8	1987	3	230870	N	N	2625 WEST SNOQUALMIE RIVER RD NE
010	020310	1320	3/11/05	\$584,000	3150	0	8	1992	3	24000	N	N	3058 E AMES LAKE DR NE
010	252506	9077	5/1/07	\$825,000	3430	630	8	2000	3	217800	N	N	26636 NE 15TH ST
010	112506	9117	5/19/05	\$853,000	3980	0	8	1988	3	224334	N	N	25327 NE 67TH PL
010	112506	9003	7/20/06	\$888,000	4550	0	8	1987	4	224334	N	N	25514 NE 67TH PL
010	202507	9045	1/26/06	\$670,000	1890	370	9	2005	3	280962	N	N	29836 NE TOLT HILL RD
010	020360	0170	6/9/05	\$557,500	2030	940	9	1998	3	42464	N	N	28427 NE 63RD WAY
010	020360	0390	2/23/06	\$624,950	2030	940	9	1998	3	31774	N	N	6360 286TH PL NE
010	020360	0090	12/30/05	\$539,500	2090	0	9	1996	3	40232	N	N	6002 284TH WAY NE
010	020310	1484	6/20/05	\$575,000	2202	758	9	1997	3	41820	N	N	28021 NE AMES LAKE RD
010	020360	0190	3/9/06	\$579,950	2360	0	9	1997	3	58806	N	N	28539 NE 63RD WAY
010	020500	0340	4/13/05	\$510,000	2410	0	9	1992	3	27193	N	N	2504 263RD CT NE
010	020500	0370	9/9/05	\$565,000	2410	0	9	1992	3	38640	N	N	26331 NE 25TH ST
010	020360	0370	10/5/05	\$629,950	2410	770	9	1998	3	30604	N	N	6344 286TH PL NE
010	020360	0150	7/3/07	\$625,000	2420	0	9	1995	3	34264	N	N	6214 284TH WAY NE
010	020360	0150	4/13/05	\$490,000	2420	0	9	1995	3	34264	N	N	6214 284TH WAY NE
010	020500	0660	12/21/06	\$630,000	2430	630	9	1997	3	43995	N	N	26018 NE 27TH DR
010	020360	0010	3/4/05	\$525,000	2450	0	9	1998	3	71438	N	N	28203 NE 63RD WAY
010	020500	0450	10/23/07	\$662,500	2470	0	9	1993	3	33305	N	N	26021 NE 25TH ST
010	192507	9042	4/25/06	\$745,000	2470	0	9	1984	4	53111	N	N	2517 291ST AVE NE
010	192507	9042	6/15/05	\$680,000	2470	0	9	1984	4	53111	N	N	2517 291ST AVE NE
010	891300	0250	4/27/06	\$618,000	2510	680	9	1977	4	26132	Y	N	29333 NE 16TH PL
010	133200	0070	9/27/07	\$625,000	2530	0	9	1995	3	39092	N	N	4500 251ST WAY NE
010	112506	9011	3/6/06	\$650,000	2570	0	9	2003	3	88862	N	N	6414 247TH AVE NE
010	112506	9144	4/5/06	\$679,950	2570	0	9	2003	3	53578	N	N	6211 247TH AVE NE
010	112506	9144	6/10/05	\$643,000	2570	0	9	2003	3	53578	N	N	6211 247TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	112506	9143	12/5/06	\$609,000	2590	0	9	2003	3	65340	N	N	6210 247TH AVE NE
010	020360	0070	6/6/05	\$554,950	2610	0	9	1996	3	41802	N	N	6123 284TH WAY NE
010	020360	0160	5/23/05	\$495,000	2610	0	9	1996	3	37650	N	N	6234 284TH WAY NE
010	020360	0250	5/23/05	\$607,000	2610	0	9	1997	3	26068	N	N	28649 NE 63RD WAY
010	020360	0580	6/18/05	\$539,000	2610	0	9	1996	3	43805	N	N	6332 284TH WAY NE
010	142800	0390	3/27/06	\$624,500	2630	0	9	1993	3	50094	N	N	4911 266TH AVE NE
010	232480	0330	10/5/05	\$575,000	2630	0	9	1996	3	29281	N	N	7506 245TH WAY NE
010	020360	0080	3/16/06	\$608,000	2650	0	9	1996	4	33412	N	N	6005 284TH WAY NE
010	020360	0180	11/16/06	\$566,000	2650	0	9	1997	3	47081	N	N	28443 NE 63RD WAY
010	020360	0330	7/12/07	\$675,000	2650	0	9	1997	3	41186	N	N	28616 NE 63RD WAY
010	020360	0330	2/2/05	\$549,000	2650	0	9	1997	3	41186	N	N	28616 NE 63RD WAY
010	020360	0540	10/10/05	\$551,000	2650	0	9	1997	3	67929	N	N	6325 285TH CT NE
010	020500	0130	10/20/05	\$740,000	2660	0	9	1995	3	31512	N	N	26205 NE 27TH DR
010	020500	0390	2/6/07	\$696,000	2670	0	9	1993	3	33038	N	N	26315 NE 25TH ST
010	020500	0390	8/11/05	\$629,950	2670	0	9	1993	3	33038	N	N	26315 NE 25TH ST
010	112506	9145	9/7/05	\$619,000	2690	0	9	2003	3	68824	N	N	6326 247TH AVE NE
010	020310	0865	7/5/05	\$688,000	2760	500	9	2000	3	27440	N	N	3343 W AMES LAKE DR NE
010	020500	0600	7/24/06	\$701,000	2770	0	9	1994	3	32457	N	N	2501 259TH AVE NE
010	020500	0600	10/23/05	\$625,000	2770	0	9	1994	3	32457	N	N	2501 259TH AVE NE
010	020360	0100	6/9/05	\$530,000	2800	0	9	1996	3	25150	N	N	6010 284TH WAY NE
010	020360	0240	7/26/07	\$700,000	2840	0	9	1997	3	31699	N	N	28637 NE 63RD WAY
010	302507	9177	4/6/06	\$679,950	2890	0	9	2004	3	43621	N	N	29109 NE TOLT HILL RD
010	133200	0270	5/14/07	\$869,000	2900	1580	9	1998	3	45738	N	N	25059 NE 42ND PL
010	020500	0740	8/10/06	\$750,000	2930	0	9	1994	3	42060	N	N	26416 NE 27TH DR
010	020500	0620	5/2/05	\$649,900	2960	0	9	1996	3	41871	N	N	25916 NE 27TH DR
010	697990	0360	10/24/05	\$655,000	3080	0	9	1997	3	35430	N	N	27618 NE QUAIL CREEK DR
010	133200	0030	5/20/05	\$701,000	3110	0	9	1997	3	36591	N	N	25107 NE 42ND PL
010	020310	1315	5/5/05	\$685,000	3120	720	9	1999	3	24000	N	N	3064 E AMES LAKE DR NE
010	133200	0220	5/23/06	\$815,000	3120	0	9	1996	3	91911	N	N	25039 NE 45TH CT
010	020360	0300	6/14/07	\$720,000	3130	0	9	1997	3	40105	N	N	28672 NE 63RD WAY
010	022506	9038	4/29/05	\$627,000	3140	0	9	1994	3	194277	N	N	24818 NE 80TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	112506	9136	6/5/06	\$805,000	3160	0	9	1992	3	43995	N	N	25211 NE 62ND ST
010	133200	0090	5/26/06	\$831,000	3170	0	9	1998	3	48439	N	N	4522 251ST WAY NE
010	232480	0140	6/23/06	\$730,000	3170	0	9	1997	3	31757	N	N	7229 245TH WAY NE
010	142506	9071	7/25/06	\$921,120	3230	0	9	2006	3	256132	N	N	5313 256TH AVE NE
010	020360	0550	6/8/06	\$687,500	3230	0	9	1997	3	39502	N	N	28450 NE 63RD WAY
010	232480	0020	9/23/05	\$689,000	3250	0	9	1995	3	28109	N	N	7909 245TH WAY NE
010	020310	1240	3/7/07	\$735,000	3270	0	9	2007	3	21270	N	N	3400 E AMES LAKE DR NE
010	020500	0050	7/1/06	\$765,000	3270	0	9	1993	3	45537	N	N	2420 265TH AVE NE
010	142506	9115	3/23/06	\$800,000	3280	0	9	1998	3	104843	N	N	5015 256TH AVE NE
010	142800	0650	11/12/05	\$805,000	3290	0	9	2004	3	99752	N	N	4723 268TH AVE NE
010	133200	0100	3/29/06	\$700,000	3320	0	9	1997	3	38043	N	N	4530 251ST WAY NE
010	232480	0040	10/30/06	\$708,000	3390	0	9	1995	3	47230	N	N	7713 245TH WAY NE
010	302507	9162	5/23/05	\$620,000	3420	0	9	1996	3	50529	N	N	28811 NE 10TH ST
010	232480	0260	2/22/05	\$662,400	3440	0	9	1995	3	30872	N	N	24521 NE 77TH PL
010	302507	9131	1/27/06	\$734,000	3460	0	9	2005	3	42504	N	N	27904 NE 21ST ST
010	232480	0270	12/11/06	\$710,000	3470	0	9	1995	3	46961	N	N	7712 245TH WAY NE
010	142800	0955	11/4/05	\$649,900	3500	0	9	1998	3	71438	N	N	5023 270TH AVE NE
010	891300	0220	8/16/05	\$718,000	3600	0	9	2001	3	19134	Y	N	1420 293RD AVE NE
010	252506	9062	6/18/05	\$825,000	3610	0	9	1994	3	148104	Y	N	26221 NE 24TH ST
010	232480	0350	1/20/05	\$748,000	3740	0	9	2000	3	32417	N	N	24507 NE 77TH PL
010	112506	9139	8/10/07	\$860,000	3950	0	9	1997	3	39926	N	N	24619 NE 72ND ST
010	142800	1379	10/27/06	\$949,500	4080	0	9	2006	3	153885	N	N	4809 264TH AVE NE
010	292507	9073	10/20/06	\$864,750	2310	960	10	1990	3	44730	Y	N	1705 292ND PL NE
010	292507	9073	3/3/05	\$715,000	2310	960	10	1990	3	44730	Y	N	1705 292ND PL NE
010	111720	0220	9/20/06	\$879,000	2810	0	10	1998	3	72882	N	N	25433 NE 39TH WAY
010	111720	0540	6/15/05	\$875,000	2873	0	10	1996	3	65952	Y	N	25914 NE 32ND ST
010	322507	9011	12/15/06	\$1,025,000	2970	1960	10	1990	3	222516	Y	N	426 292ND AVE NE
010	238600	0120	5/23/07	\$770,000	3100	0	10	1989	3	84892	N	N	3720 264TH AVE NE
010	192507	9051	9/27/06	\$1,180,000	3100	1670	10	2006	3	63162	N	N	28232 NE QUAIL CREEK DR
010	864760	0040	6/2/06	\$870,000	3160	0	10	2005	3	112276	N	N	28913 NE 2ND PL
010	238600	0150	9/2/05	\$900,000	3170	0	10	1990	3	80875	N	N	3507 264TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	864760	0030	1/9/06	\$806,000	3220	0	10	2005	3	109078	N	N	28908 NE 2ND PL
010	111720	0100	2/7/06	\$810,000	3260	0	10	1990	3	71869	N	N	3939 259TH WAY NE
010	082407	9062	4/24/06	\$925,000	3280	0	10	1988	3	216809	N	N	30338 SE 26TH ST
010	111720	0090	10/9/06	\$950,000	3330	0	10	1997	3	84716	N	N	3940 259TH WAY NE
010	864760	0020	1/23/06	\$858,000	3340	0	10	2005	3	123600	N	N	28916 NE 2ND PL
010	022506	9050	3/28/05	\$895,000	3350	0	10	2004	3	98445	N	N	8306 250TH AVE NE
010	111720	0400	8/29/06	\$900,000	3400	0	10	1998	3	92472	N	N	25827 NE 30TH CT
010	238600	0410	1/25/07	\$872,000	3450	0	10	1990	3	67110	Y	N	26121 NE 34TH ST
010	111720	0550	4/25/05	\$839,000	3530	0	10	1994	3	69834	N	N	3220 259TH AVE NE
010	238600	0180	7/26/07	\$948,000	3540	0	10	1990	3	65896	N	N	26230 NE 34TH ST
010	864760	0010	2/15/06	\$870,000	3550	0	10	2005	3	138606	N	N	28920 NE 2ND PL
010	111720	0230	6/12/07	\$932,000	3680	0	10	1998	3	179739	N	N	25537 NE 39TH WAY
010	238600	0260	3/9/07	\$860,000	3680	0	10	1990	3	60216	N	N	3450 260TH AVE NE
010	867852	0030	4/23/07	\$1,250,000	3700	0	10	2004	3	129816	N	N	29843 SE 15TH PL
010	142800	0090	3/1/07	\$999,950	3720	0	10	2006	3	84506	N	N	26013 NE 45TH ST
010	864760	0050	3/9/06	\$910,450	3730	0	10	2005	3	119264	N	N	28919 NE 2ND PL
010	111720	0180	11/29/07	\$864,950	3740	0	10	1996	3	78505	N	N	25608 NE 39TH WAY
010	238600	0460	11/27/07	\$885,000	3820	0	10	1990	3	82913	Y	N	26305 NE 34TH ST
010	238600	0460	3/22/05	\$916,500	3820	0	10	1990	3	82913	Y	N	26305 NE 34TH ST
010	238600	0140	7/21/05	\$915,000	3850	0	10	1990	3	50727	N	N	3912 264TH AVE NE
010	238600	0340	6/11/07	\$967,000	3850	0	10	1990	3	73884	N	N	3413 260TH AVE NE
010	238600	0340	5/3/05	\$930,000	3850	0	10	1990	3	73884	N	N	3413 260TH AVE NE
010	238600	0240	6/13/07	\$950,000	3870	0	10	1994	3	65556	N	N	3414 260TH AVE NE
010	867852	0070	4/21/05	\$1,159,000	3990	0	10	2004	3	106049	N	N	29828 SE 15TH PL
010	142800	0100	12/27/05	\$974,950	4010	0	10	2005	3	103672	N	N	4404 260TH AVE NE
010	112506	9107	5/1/06	\$1,130,000	4090	0	10	1993	3	217800	N	N	25313 NE 62ND ST
010	142506	9023	7/20/05	\$975,000	4130	0	10	2001	3	152490	N	N	25235 NE UNION HILL RD
010	085360	0090	12/29/06	\$1,100,000	4270	0	10	1998	3	105415	N	N	120 290TH AVE NE
010	238600	0350	3/23/06	\$935,000	4290	0	10	1988	3	65715	Y	N	3403 260TH AVE NE
010	133200	0010	9/13/05	\$850,000	4350	0	10	1997	3	44431	N	N	4010 251ST WAY NE
010	302507	9064	3/7/05	\$1,025,000	4400	0	10	2001	3	190792	N	N	28624 NE TOLT HILL RD

**Improved Sales Used in this Annual Update Analysis**  
**Area 71**  
**(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
010	022506	9010	12/4/06	\$1,180,000	4410	0	10	2005	3	70844	N	N	8507 246TH LN NE
010	238600	0220	6/23/06	\$1,250,000	4840	0	10	1988	3	65508	N	N	26034 NE 34TH ST
010	111720	0300	3/28/07	\$975,000	4870	0	10	1996	3	65847	N	N	3605 259TH WAY NE
010	723755	0250	10/10/06	\$1,725,000	4910	0	10	2006	3	60548	N	N	5623 245TH AVE NE
010	238600	0290	11/13/06	\$1,189,000	5020	0	10	1990	3	123468	N	N	3447 260TH AVE NE
010	238600	0230	10/19/05	\$1,152,000	5060	0	10	1988	3	65396	N	N	3406 260TH AVE NE
010	112506	9149	4/17/06	\$1,195,000	4060	0	11	1999	3	81457	N	N	7322 259TH PL NE
010	142506	9030	10/1/05	\$1,150,000	4190	0	11	2005	3	223898	N	N	25129 NE 42ND PL
010	111720	0080	7/21/05	\$1,250,000	4270	0	11	1998	3	69032	N	N	3918 259TH WAY NE
010	142506	9116	11/2/07	\$1,250,000	4340	0	11	2003	3	217800	N	N	4144 244TH AVE NE
010	009830	0120	6/12/07	\$1,673,094	4490	0	11	2007	3	128044	N	N	1820 297TH WAY SE
010	723755	0230	8/21/06	\$1,660,000	4640	0	11	2003	3	64033	N	N	5825 245TH PL NE
010	723755	0230	3/2/05	\$1,395,000	4640	0	11	2003	3	64033	N	N	5825 245TH PL NE
010	009830	0130	7/9/07	\$1,575,000	4660	0	11	2007	3	130816	N	N	1731 297TH WAY SE
010	723755	0140	6/22/07	\$1,975,000	5020	0	11	2004	3	59677	N	N	5838 246TH PL NE
010	302507	9181	5/3/07	\$1,772,508	5380	1450	11	2006	3	158994	N	N	1357 289TH AVE NE
010	723755	0240	7/5/05	\$1,600,000	5710	0	11	2004	3	64033	N	N	5811 245TH PL NE
010	723755	0190	6/12/05	\$1,640,000	5800	1780	11	2001	3	55757	N	N	5850 245TH PL NE
010	262506	9001	3/8/07	\$1,450,000	5860	0	11	1995	3	370232	N	N	2330 259TH AVE NE
010	723755	0150	7/13/06	\$1,875,000	6010	0	11	2001	3	48787	N	N	5837 246TH PL NE
010	238600	0480	10/20/05	\$1,450,000	6070	0	11	2001	3	103406	Y	N	26345 NE 34TH ST
010	085360	0070	1/25/05	\$1,430,000	3540	0	12	1998	3	128500	N	N	305 289TH PL NE
010	085360	0080	6/24/05	\$1,925,000	4530	1570	12	1998	3	119790	N	N	209 290TH AVE NE
010	022506	9062	4/19/06	\$2,169,000	5080	0	12	2005	3	180774	N	N	8024 255TH AVE NE
010	022506	9059	6/1/07	\$2,493,000	5300	0	12	2006	3	179031	N	N	8407 225TH AVE NE
010	022506	9058	8/29/05	\$2,174,000	5550	0	12	2005	3	192099	N	N	8215 255TH AVE NE
010	085360	0030	7/18/05	\$1,775,000	5770	0	12	1998	3	92347	N	N	505 289TH AVE NE
010	022506	9015	6/19/06	\$2,569,000	6410	0	12	2006	3	176418	N	N	8027 255TH AVE NE

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033935	0150	6/29/06	\$870,000	SAS DIAGNOSTIC OUTLIER
007	033960	0050	4/24/06	\$365,000	SAS DIAGNOSTIC OUTLIER
007	033960	0050	2/14/06	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	033960	0080	5/17/06	\$375,000	SAS DIAGNOSTIC OUTLIER
007	033960	0080	4/3/06	\$288,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	033960	0430	12/8/06	\$74,205	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9020	2/3/06	\$1,075,000	SAS DIAGNOSTIC OUTLIER
007	042506	9029	5/19/05	\$440,000	SAS DIAGNOSTIC OUTLIER
007	042506	9037	4/7/05	\$530,000	SAS DIAGNOSTIC OUTLIER
007	042506	9042	2/28/07	\$795,000	SAS DIAGNOSTIC OUTLIER
007	042506	9049	4/13/05	\$405,000	DOR RATIO
007	042506	9051	12/8/05	\$1,065,000	IMP COUNT
007	042506	9080	4/12/07	\$229,981	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9085	11/15/05	\$581,000	RELOCATION - SALE TO SERVICE;
007	042506	9105	4/25/05	\$310,000	DOR RATIO
007	042506	9113	7/22/05	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9128	5/3/05	\$185,000	PREVIMP<=25K
007	042506	9149	5/24/07	\$375,000	SAS DIAGNOSTIC OUTLIER
007	042506	9161	10/14/05	\$839,950	TRADE;
007	042506	9180	10/4/05	\$325,000	DOR RATIO
007	052506	9004	8/1/05	\$537,879	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	052506	9041	10/2/06	\$32,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
007	052506	9041	4/7/05	\$519,000	DOR RATIO
007	052506	9055	8/28/06	\$250,000	SAS DIAGNOSTIC OUTLIER
007	052506	9078	8/1/05	\$284,000	DOR RATIO;BUILDER OR DEVELOPER SALES
007	052506	9083	9/8/05	\$600,000	BUILDER OR DEVELOPER SALES
007	052506	9094	5/11/07	\$1,075,000	SAS DIAGNOSTIC OUTLIER
007	052506	9106	8/17/07	\$445,000	PREVIMP<=25K;QUIT CLAIM DEED
007	052506	9131	4/29/05	\$496,000	SAS DIAGNOSTIC OUTLIER
007	062506	9067	4/7/05	\$343,000	SAS DIAGNOSTIC OUTLIER
007	062506	9069	9/7/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	062506	9090	8/8/07	\$450,000	SAS DIAGNOSTIC OUTLIER
007	062506	9100	6/19/06	\$805,000	GOVERNMENT AGENCY
007	062506	9114	12/1/06	\$151,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	062506	9119	7/14/05	\$286,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	072506	9086	3/29/05	\$512,000	SAS DIAGNOSTIC OUTLIER
007	082506	9023	2/1/05	\$382,000	SAS DIAGNOSTIC OUTLIER
007	082506	9094	9/19/06	\$350,000	Pcnt Comp
007	092506	9057	8/23/06	\$929,500	Pcnt Comp
007	092506	9057	12/1/05	\$280,000	Pcnt Comp
007	092506	9071	2/5/07	\$550,000	SAS DIAGNOSTIC OUTLIER
007	092506	9127	4/6/05	\$710,000	SAS DIAGNOSTIC OUTLIER
007	092506	9134	8/25/05	\$490,000	OBSOL
007	092506	9135	10/13/05	\$770,000	SAS DIAGNOSTIC OUTLIER
007	092506	9148	11/8/05	\$450,000	MULTI-PARCEL SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	102506	9012	3/8/05	\$551,000	SAS DIAGNOSTIC OUTLIER
007	102506	9032	9/27/06	\$279,150	Pcnt Comp
007	102506	9033	3/29/07	\$2,235,000	SAS DIAGNOSTIC OUTLIER
007	102506	9033	4/21/05	\$370,000	DOR RATIO
007	102506	9052	8/26/05	\$481,950	SAS DIAGNOSTIC OUTLIER
007	102506	9085	6/7/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	102506	9106	11/19/05	\$650,000	SAS DIAGNOSTIC OUTLIER
007	102506	9126	10/17/05	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	102506	9132	4/20/05	\$92,798	RELATED PARTY, FRIEND, OR NEIGHBOR
007	102506	9146	5/16/05	\$573,000	RELOCATION - SALE TO SERVICE;
007	102506	9170	9/22/06	\$279,150	DOR RATIO;UNFIN AREA;MOBILE HOME
007	102506	9174	5/24/06	\$268,500	SAS DIAGNOSTIC OUTLIER
007	102506	9181	3/31/05	\$515,000	SAS DIAGNOSTIC OUTLIER
007	102506	9254	8/14/07	\$1,528,000	SAS DIAGNOSTIC OUTLIER
007	102506	9261	2/23/05	\$1,199,950	SAS DIAGNOSTIC OUTLIER
007	108561	0040	3/12/07	\$888,000	SAS DIAGNOSTIC OUTLIER
007	108561	0090	10/6/06	\$850,000	SAS DIAGNOSTIC OUTLIER
007	133085	0010	1/18/07	\$949,000	SAS DIAGNOSTIC OUTLIER
007	133090	0190	9/14/06	\$650,000	DOUBLE SALES
007	133090	0210	4/14/05	\$576,000	SAS DIAGNOSTIC OUTLIER
007	133090	0300	7/25/05	\$420,000	SAS DIAGNOSTIC OUTLIER
007	133090	0660	4/19/07	\$779,900	SAS DIAGNOSTIC OUTLIER
007	133091	0040	2/17/05	\$438,990	UNFIN AREA
007	133091	0340	6/27/05	\$330,000	Pcnt Comp
007	144480	0010	12/14/06	\$279,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	144480	0010	4/7/05	\$180,000	TEAR DOWN
007	152506	9021	10/9/06	\$465,000	NO MARKET EXPOSURE
007	152506	9023	7/18/07	\$1,050,000	SAS DIAGNOSTIC OUTLIER
007	152506	9050	6/6/05	\$437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	152506	9079	7/29/05	\$486,000	SAS DIAGNOSTIC OUTLIER
007	152506	9089	7/3/07	\$830,000	SAS DIAGNOSTIC OUTLIER
007	152506	9095	6/4/06	\$1,125,000	RELOCATION - SALE TO SERVICE
007	152506	9113	1/12/05	\$550,000	QUIT CLAIM DEED
007	152506	9268	3/1/05	\$355,000	DOR RATIO
007	154280	0110	11/21/07	\$490,000	SAS DIAGNOSTIC OUTLIER
007	162100	0030	8/17/07	\$615,000	RELOCATION - SALE TO SERVICE
007	162506	9022	8/15/06	\$1,000,000	PREVIMP<=25K
007	162506	9031	9/20/07	\$300,000	PREVIMP<=25K
007	162506	9047	6/5/07	\$505,000	PREVIMP<=25K
007	162506	9053	8/13/07	\$448,000	SAS DIAGNOSTIC OUTLIER
007	162506	9068	12/29/05	\$697,500	SAS DIAGNOSTIC OUTLIER
007	162506	9079	11/16/05	\$750,000	NO MARKET EXPOSURE
007	162506	9082	7/1/06	\$165,000	DOR RATIO
007	166850	0080	1/18/06	\$640,000	SAS DIAGNOSTIC OUTLIER
007	172506	9009	5/15/05	\$393,500	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	172506	9035	1/29/07	\$120,244	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
007	172506	9063	5/24/05	\$475,000	SAS DIAGNOSTIC OUTLIER
007	172506	9095	5/20/05	\$535,000	SAS DIAGNOSTIC OUTLIER
007	172506	9119	3/12/07	\$808,000	OBSOL
007	212506	9035	5/16/07	\$365,000	PREVIMP<=25K;UNFIN AREA
007	222506	9064	5/10/07	\$875,000	SAS DIAGNOSTIC OUTLIER
007	222506	9072	12/1/05	\$150,000	DOR RATIO
007	241390	0030	7/18/07	\$439,950	SAS DIAGNOSTIC OUTLIER
007	241390	0030	4/26/05	\$279,500	BUILDER OR DEVELOPER SALES;
007	241391	0060	3/17/05	\$217,000	DOR RATIO
007	295440	0090	11/8/06	\$1,580,000	DOUBLE SALES
007	295440	0100	3/7/05	\$1,184,000	SAS DIAGNOSTIC OUTLIER
007	295440	0210	2/24/05	\$875,000	SAS DIAGNOSTIC OUTLIER
007	295440	0350	7/8/05	\$1,757,500	RELOCATION - SALE BY SERVICE;
007	295440	0350	7/8/05	\$1,757,500	RELOCATION - SALE TO SERVICE;
007	295440	0550	7/11/07	\$1,210,000	SAS DIAGNOSTIC OUTLIER
007	312150	0060	1/7/07	\$690,000	RELOCATION - SALE TO SERVICE
007	352800	0010	2/18/05	\$892,000	SAS DIAGNOSTIC OUTLIER
007	352800	0040	7/25/07	\$1,830,000	SAS DIAGNOSTIC OUTLIER
007	352800	0565	6/13/05	\$1,000,000	RELOCATION - SALE TO SERVICE
007	352800	0565	6/13/05	\$1,000,000	RELOCATION - SALE BY SERVICE
007	352801	0090	2/16/06	\$745,800	SAS DIAGNOSTIC OUTLIER
007	352950	0180	3/18/05	\$689,900	SAS DIAGNOSTIC OUTLIER
007	352950	0280	2/17/05	\$670,000	SAS DIAGNOSTIC OUTLIER
007	352960	0080	7/11/05	\$710,001	SAS DIAGNOSTIC OUTLIER
007	381100	0130	8/6/07	\$704,950	SAS DIAGNOSTIC OUTLIER
007	732290	0120	6/21/05	\$536,000	UNFIN AREA
007	732291	0080	7/29/06	\$870,000	SAS DIAGNOSTIC OUTLIER
007	751120	0340	7/20/06	\$615,000	SAS DIAGNOSTIC OUTLIER
007	751121	0200	5/17/05	\$668,000	NON-REPRESENTATIVE SALE
007	805350	0543	2/8/05	\$379,000	FORCED SALE
007	815580	0040	1/18/06	\$890,000	NON-REPRESENTATIVE SALE
007	815580	0040	10/26/05	\$890,000	NON-REPRESENTATIVE SALE
007	815580	0090	7/22/05	\$905,000	OBSOL
007	815580	0180	1/18/05	\$864,950	SAS DIAGNOSTIC OUTLIER
007	815580	0260	3/22/06	\$1,025,000	SAS DIAGNOSTIC OUTLIER
007	815580	0280	8/13/05	\$1,250,000	SAS DIAGNOSTIC OUTLIER
007	815580	0280	2/1/06	\$1,900,000	STATEMENT TO DOR;
007	880730	0080	7/31/07	\$435,000	SAS DIAGNOSTIC OUTLIER
007	880730	0130	2/23/05	\$275,000	SAS DIAGNOSTIC OUTLIER
007	880730	0340	1/19/05	\$325,000	SAS DIAGNOSTIC OUTLIER
007	880760	0200	10/20/05	\$320,000	SAS DIAGNOSTIC OUTLIER
007	880760	0430	4/26/07	\$250,000	SAS DIAGNOSTIC OUTLIER
007	880770	0130	5/2/05	\$296,000	SAS DIAGNOSTIC OUTLIER
007	880770	0160	2/17/05	\$269,950	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	880780	0070	8/17/07	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	880780	0150	5/16/05	\$271,000	SAS DIAGNOSTIC OUTLIER
007	880781	0120	10/19/06	\$250,000	SAS DIAGNOSTIC OUTLIER
007	880781	0210	7/23/07	\$490,000	SAS DIAGNOSTIC OUTLIER
007	880781	0410	4/19/05	\$295,500	SAS DIAGNOSTIC OUTLIER
007	880781	0440	12/29/06	\$280,000	SAS DIAGNOSTIC OUTLIER
007	880781	0600	12/29/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	880781	0630	9/27/06	\$364,000	SAS DIAGNOSTIC OUTLIER
007	880781	0850	10/24/05	\$315,500	SAS DIAGNOSTIC OUTLIER
007	880781	0890	4/13/05	\$304,500	SAS DIAGNOSTIC OUTLIER
007	929085	0310	4/19/07	\$1,229,302	SAS DIAGNOSTIC OUTLIER
007	929085	0400	1/26/06	\$870,000	RELOCATION - SALE TO SERVICE
007	929085	0610	10/24/05	\$700,000	SAS DIAGNOSTIC OUTLIER
007	929085	0760	10/14/05	\$689,000	SAS DIAGNOSTIC OUTLIER
007	929087	0150	3/15/05	\$749,000	SAS DIAGNOSTIC OUTLIER
007	950885	0070	4/7/06	\$665,000	OBSOL
007	950885	0070	8/18/05	\$440,000	OBSOL
007	950885	0140	1/18/05	\$431,000	SAS DIAGNOSTIC OUTLIER
007	950885	0240	8/15/07	\$439,400	SAS DIAGNOSTIC OUTLIER
007	951086	0400	2/23/06	\$543,000	RELOCATION - SALE TO SERVICE
007	951086	0450	6/22/05	\$515,000	NON-REPRESENTATIVE SALE
007	951086	0580	1/31/06	\$148,000	DOR RATIO;QUIT CLAIM DEED
007	951091	0070	6/22/07	\$626,620	SAS DIAGNOSTIC OUTLIER
007	951091	0130	2/13/07	\$628,501	SAS DIAGNOSTIC OUTLIER
007	951091	0210	6/22/07	\$640,000	SAS DIAGNOSTIC OUTLIER
007	951097	0030	11/11/05	\$471,249	MULTI-PARCEL SALE
007	951097	0110	5/15/07	\$625,000	SAS DIAGNOSTIC OUTLIER
007	951097	0180	2/8/05	\$416,000	SAS DIAGNOSTIC OUTLIER
007	951097	0180	5/30/07	\$634,451	SAS DIAGNOSTIC OUTLIER
007	951097	0240	12/13/06	\$789,900	SAS DIAGNOSTIC OUTLIER
007	951097	0490	4/16/05	\$437,168	SAS DIAGNOSTIC OUTLIER
007	951097	0510	5/10/05	\$444,000	SAS DIAGNOSTIC OUTLIER
007	951097	0540	3/21/05	\$446,000	SAS DIAGNOSTIC OUTLIER
007	951097	0690	2/14/07	\$645,000	SAS DIAGNOSTIC OUTLIER
007	951097	0710	11/2/05	\$507,000	SAS DIAGNOSTIC OUTLIER
007	951097	0780	6/4/07	\$642,000	SAS DIAGNOSTIC OUTLIER
007	951097	0820	5/23/06	\$660,000	SAS DIAGNOSTIC OUTLIER
007	951097	0870	1/19/05	\$410,000	SAS DIAGNOSTIC OUTLIER
007	951097	0890	3/21/05	\$431,546	SAS DIAGNOSTIC OUTLIER
007	951097	0900	2/2/05	\$427,326	SAS DIAGNOSTIC OUTLIER
007	951097	0930	6/27/05	\$402,000	SAS DIAGNOSTIC OUTLIER
007	951097	0970	3/30/05	\$435,000	SAS DIAGNOSTIC OUTLIER
007	951097	1010	4/19/05	\$432,000	SAS DIAGNOSTIC OUTLIER
007	951097	1040	12/4/05	\$575,000	SAS DIAGNOSTIC OUTLIER
008	720226	0040	11/27/06	\$699,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720226	0150	6/27/05	\$461,000	SAS DIAGNOSTIC OUTLIER
008	720226	0390	4/4/05	\$479,999	RELOCATION - SALE TO SERVICE;
008	720226	0430	6/21/07	\$569,900	RELOCATION - SALE TO SERVICE
008	720226	0850	8/27/05	\$471,000	RELOCATION - SALE TO SERVICE;
008	720227	0230	4/27/07	\$741,200	SAS DIAGNOSTIC OUTLIER
008	720227	0510	6/15/05	\$445,000	RELOCATION - SALE TO SERVICE;
008	720227	0570	9/25/07	\$539,950	SAS DIAGNOSTIC OUTLIER
008	720227	0790	6/25/05	\$459,950	RELOCATION - SALE TO SERVICE;
008	720227	0820	6/1/06	\$575,000	RELOCATION - SALE TO SERVICE
008	720227	1030	6/29/06	\$677,500	RELOCATION - SALE TO SERVICE
008	720228	0550	8/31/07	\$565,000	RELOCATION - SALE TO SERVICE
008	720229	0010	3/17/05	\$393,029	SAS DIAGNOSTIC OUTLIER
008	720229	0020	2/15/05	\$409,640	SAS DIAGNOSTIC OUTLIER
008	720229	0050	1/20/05	\$482,599	SAS DIAGNOSTIC OUTLIER
008	720229	0180	2/21/07	\$459,990	SAS DIAGNOSTIC OUTLIER
008	720229	0410	9/26/06	\$449,950	SAS DIAGNOSTIC OUTLIER
008	720229	0450	1/6/05	\$322,270	SAS DIAGNOSTIC OUTLIER
008	720229	0720	6/15/07	\$473,000	SAS DIAGNOSTIC OUTLIER
008	720229	0800	4/17/07	\$485,100	SAS DIAGNOSTIC OUTLIER
008	720230	0020	1/7/05	\$550,740	SAS DIAGNOSTIC OUTLIER
008	720230	0070	1/3/05	\$619,990	RELOCATION - SALE BY SERVICE;
008	720230	0090	11/17/06	\$804,950	RELOCATION - SALE TO SERVICE
008	720230	0190	4/13/05	\$150,000	DOR RATIO;STATEMENT TO DOR
008	720233	0750	11/18/05	\$527,000	RELOCATION - SALE TO SERVICE;
008	720233	0900	10/12/07	\$472,000	RELOCATION - SALE TO SERVICE
008	720233	0960	1/24/05	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	720233	1410	4/3/07	\$639,950	SAS DIAGNOSTIC OUTLIER
008	720233	1500	2/18/05	\$512,000	SAS DIAGNOSTIC OUTLIER
008	720234	0020	2/22/05	\$434,565	SAS DIAGNOSTIC OUTLIER
008	720234	0050	2/22/05	\$413,312	SAS DIAGNOSTIC OUTLIER
008	720234	0090	3/9/06	\$502,000	SAS DIAGNOSTIC OUTLIER
008	720234	0230	3/8/05	\$384,160	SAS DIAGNOSTIC OUTLIER
008	720234	0240	2/2/05	\$414,545	SAS DIAGNOSTIC OUTLIER
008	720234	0310	6/8/06	\$448,000	SAS DIAGNOSTIC OUTLIER
008	720234	0310	7/5/06	\$448,000	RELOCATION - SALE TO SERVICE
008	720234	0410	7/2/07	\$463,400	SAS DIAGNOSTIC OUTLIER
008	720234	0430	7/9/07	\$449,950	SAS DIAGNOSTIC OUTLIER
008	720234	0510	4/18/06	\$445,000	SAS DIAGNOSTIC OUTLIER
008	720234	0550	10/24/07	\$640,000	SAS DIAGNOSTIC OUTLIER
008	720234	0690	1/3/05	\$461,875	SAS DIAGNOSTIC OUTLIER
008	720234	0780	7/7/05	\$513,950	SAS DIAGNOSTIC OUTLIER
008	720234	0800	8/18/06	\$558,000	SAS DIAGNOSTIC OUTLIER
008	720234	0820	11/1/06	\$547,000	SAS DIAGNOSTIC OUTLIER
008	720234	0870	3/17/05	\$498,149	SAS DIAGNOSTIC OUTLIER
008	720234	0870	6/25/07	\$732,000	SAS DIAGNOSTIC OUTLIER



**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720234	0890	3/3/07	\$550,000	SAS DIAGNOSTIC OUTLIER
008	720234	0890	9/27/06	\$398,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	720234	0900	1/1/05	\$366,269	SAS DIAGNOSTIC OUTLIER
008	720234	0930	3/4/05	\$437,331	SAS DIAGNOSTIC OUTLIER
008	720234	0970	3/28/07	\$550,000	SAS DIAGNOSTIC OUTLIER
008	720234	1020	1/21/05	\$382,177	SAS DIAGNOSTIC OUTLIER
008	720234	1050	3/3/05	\$405,126	SAS DIAGNOSTIC OUTLIER
008	720234	1060	2/16/05	\$388,286	SAS DIAGNOSTIC OUTLIER
008	720234	1100	1/1/05	\$406,460	SAS DIAGNOSTIC OUTLIER
008	720234	1130	1/1/05	\$385,183	SAS DIAGNOSTIC OUTLIER
008	720234	1150	1/3/05	\$414,525	SAS DIAGNOSTIC OUTLIER
008	720234	1160	1/27/05	\$447,117	SAS DIAGNOSTIC OUTLIER
008	720234	1180	1/3/06	\$184,667	DOR RATIO;QUIT CLAIM DEED
008	720234	1200	6/28/07	\$699,950	SAS DIAGNOSTIC OUTLIER
008	720234	1250	7/5/07	\$529,950	SAS DIAGNOSTIC OUTLIER
008	720234	1330	1/12/07	\$625,000	SAS DIAGNOSTIC OUTLIER
008	720234	1360	6/13/06	\$550,000	SAS DIAGNOSTIC OUTLIER
008	720234	1430	1/31/05	\$410,080	SAS DIAGNOSTIC OUTLIER
008	720234	1440	2/7/05	\$461,885	SAS DIAGNOSTIC OUTLIER
008	720234	1500	6/28/06	\$460,000	SAS DIAGNOSTIC OUTLIER
008	720234	1560	1/24/05	\$424,271	SAS DIAGNOSTIC OUTLIER
008	720235	0010	6/28/06	\$460,000	EXEMPT FROM EXCISE TAX
008	720235	0030	11/27/06	\$470,000	SAS DIAGNOSTIC OUTLIER
008	720235	0050	12/27/07	\$474,000	SAS DIAGNOSTIC OUTLIER
008	720235	0140	12/28/07	\$544,950	SAS DIAGNOSTIC OUTLIER
008	720235	0410	6/19/07	\$190,825	RELATED PARTY, FRIEND, OR NEIGHBOR
008	720235	0450	3/1/05	\$395,000	RELOCATION - SALE TO SERVICE;
008	720235	0460	12/7/07	\$490,000	SAS DIAGNOSTIC OUTLIER
008	720235	0480	7/12/06	\$560,000	SAS DIAGNOSTIC OUTLIER
008	720236	0070	9/20/06	\$815,000	RELOCATION - SALE TO SERVICE
008	720236	0500	5/1/06	\$800,000	RELOCATION - SALE TO SERVICE
008	720236	0510	2/1/05	\$658,990	ACTIVE PERMIT BEFORE SALE>25K
008	720236	0610	11/22/06	\$861,500	RELOCATION - SALE TO SERVICE
008	720238	0090	3/13/07	\$490,000	SAS DIAGNOSTIC OUTLIER
008	720238	0200	3/21/07	\$497,000	SAS DIAGNOSTIC OUTLIER
008	720238	0250	11/13/06	\$595,000	SAS DIAGNOSTIC OUTLIER
008	720238	0290	11/17/06	\$493,500	SAS DIAGNOSTIC OUTLIER
008	720238	0330	3/20/07	\$503,000	SAS DIAGNOSTIC OUTLIER
008	720238	0340	3/15/07	\$500,000	SAS DIAGNOSTIC OUTLIER
008	720238	0350	3/1/07	\$490,000	SAS DIAGNOSTIC OUTLIER
008	720238	0400	3/13/07	\$569,950	SAS DIAGNOSTIC OUTLIER
009	868221	0450	7/23/07	\$1,175,000	SAS DIAGNOSTIC OUTLIER
009	868221	0480	6/7/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868221	0950	10/31/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868221	1120	3/18/05	\$349,900	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868222	0150	4/23/07	\$985,000	SAS DIAGNOSTIC OUTLIER
009	868222	0240	8/29/05	\$715,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868223	0050	4/27/07	\$1,125,000	SAS DIAGNOSTIC OUTLIER
009	868223	0120	6/5/07	\$1,250,000	SAS DIAGNOSTIC OUTLIER
009	868225	0010	7/20/05	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	868226	0050	1/31/05	\$915,388	SAS DIAGNOSTIC OUTLIER
009	868226	0060	7/7/06	\$749,950	SAS DIAGNOSTIC OUTLIER
009	868226	0210	5/3/07	\$755,000	SAS DIAGNOSTIC OUTLIER
009	868226	0220	3/3/05	\$767,968	SAS DIAGNOSTIC OUTLIER
009	868226	0260	8/29/07	\$759,900	SAS DIAGNOSTIC OUTLIER
009	868226	0350	10/27/05	\$849,995	SAS DIAGNOSTIC OUTLIER
009	868226	0400	5/12/05	\$403,658	SAS DIAGNOSTIC OUTLIER
009	868226	0430	4/5/05	\$338,000	SAS DIAGNOSTIC OUTLIER
009	868226	0440	8/20/05	\$452,412	SAS DIAGNOSTIC OUTLIER
009	868226	0470	3/9/07	\$449,000	RELOCATION - SALE TO SERVICE
009	868226	0580	5/14/07	\$597,500	SAS DIAGNOSTIC OUTLIER
009	868226	0640	6/18/05	\$400,330	SAS DIAGNOSTIC OUTLIER
009	868226	0670	2/14/05	\$450,723	SAS DIAGNOSTIC OUTLIER
009	868226	0710	1/3/05	\$385,465	SAS DIAGNOSTIC OUTLIER
009	868226	0720	1/10/05	\$389,995	SAS DIAGNOSTIC OUTLIER
009	868226	0850	7/27/05	\$399,995	SAS DIAGNOSTIC OUTLIER
009	868226	0940	2/3/05	\$363,012	SAS DIAGNOSTIC OUTLIER
009	868226	1030	2/14/05	\$399,995	SAS DIAGNOSTIC OUTLIER
009	868226	1190	12/12/06	\$528,500	DOUBLE SALES
009	868226	1270	5/24/05	\$413,199	SAS DIAGNOSTIC OUTLIER
009	868226	1340	7/25/05	\$754,130	SAS DIAGNOSTIC OUTLIER
009	868226	1390	3/4/05	\$933,777	SAS DIAGNOSTIC OUTLIER
009	868226	1570	1/10/05	\$863,306	SAS DIAGNOSTIC OUTLIER
009	868226	1800	1/27/05	\$448,891	SAS DIAGNOSTIC OUTLIER
009	868226	1820	3/7/05	\$923,315	SAS DIAGNOSTIC OUTLIER
009	868226	2000	5/3/05	\$389,995	SAS DIAGNOSTIC OUTLIER
009	868226	2050	5/16/07	\$532,449	SAS DIAGNOSTIC OUTLIER
009	868226	2110	3/21/05	\$344,757	SAS DIAGNOSTIC OUTLIER
009	868226	2290	2/18/05	\$465,895	SAS DIAGNOSTIC OUTLIER
009	868226	2460	3/3/05	\$450,085	SAS DIAGNOSTIC OUTLIER
009	868226	2470	4/10/05	\$403,495	SAS DIAGNOSTIC OUTLIER
009	868226	2730	5/9/05	\$439,995	SAS DIAGNOSTIC OUTLIER
009	868226	2740	3/22/05	\$440,199	SAS DIAGNOSTIC OUTLIER
009	868228	0270	4/12/06	\$425,285	SAS DIAGNOSTIC OUTLIER
009	868228	0340	11/8/05	\$423,726	SAS DIAGNOSTIC OUTLIER
009	868228	0470	9/12/05	\$395,995	SAS DIAGNOSTIC OUTLIER
009	868228	0480	9/8/05	\$456,081	SAS DIAGNOSTIC OUTLIER
009	868228	0490	9/8/05	\$388,995	SAS DIAGNOSTIC OUTLIER
009	868228	0500	10/25/05	\$394,995	SAS DIAGNOSTIC OUTLIER
009	868228	0510	10/19/05	\$394,995	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868228	0520	10/21/05	\$444,995	SAS DIAGNOSTIC OUTLIER
009	868228	0530	8/22/05	\$385,291	SAS DIAGNOSTIC OUTLIER
009	868228	0540	9/21/05	\$457,444	SAS DIAGNOSTIC OUTLIER
009	868228	0600	4/10/05	\$452,896	SAS DIAGNOSTIC OUTLIER
009	868228	0610	6/6/05	\$369,995	SAS DIAGNOSTIC OUTLIER
009	868228	0620	5/18/05	\$385,000	SAS DIAGNOSTIC OUTLIER
009	868228	0630	6/10/05	\$389,995	SAS DIAGNOSTIC OUTLIER
009	868228	0640	4/15/05	\$448,334	SAS DIAGNOSTIC OUTLIER
009	868228	0650	6/18/05	\$397,759	SAS DIAGNOSTIC OUTLIER
009	868228	0660	7/6/05	\$380,000	SAS DIAGNOSTIC OUTLIER
009	868228	0670	6/23/05	\$369,995	SAS DIAGNOSTIC OUTLIER
009	868228	0870	6/7/05	\$886,173	SAS DIAGNOSTIC OUTLIER
009	868228	0930	8/23/05	\$554,825	STATEMENT TO DOR;
009	868228	1280	2/9/06	\$488,610	DOUBLE SALES
009	868228	1850	11/10/05	\$1,545,000	NON-REPRESENTATIVE SALE
009	868228	1860	9/7/07	\$1,268,000	SAS DIAGNOSTIC OUTLIER
009	868228	1870	8/15/06	\$1,262,500	SAS DIAGNOSTIC OUTLIER
009	868228	1880	11/7/06	\$1,350,000	SAS DIAGNOSTIC OUTLIER
009	868228	1890	3/20/06	\$1,588,359	SAS DIAGNOSTIC OUTLIER
009	868228	1940	9/15/06	\$1,100,000	SAS DIAGNOSTIC OUTLIER
009	868228	1950	9/22/06	\$1,303,636	SAS DIAGNOSTIC OUTLIER
009	868228	1960	3/17/07	\$1,150,000	SAS DIAGNOSTIC OUTLIER
009	868228	1970	5/4/06	\$1,174,477	SAS DIAGNOSTIC OUTLIER
009	868228	1980	11/22/05	\$978,662	SAS DIAGNOSTIC OUTLIER
009	868228	2020	12/5/05	\$1,068,439	SAS DIAGNOSTIC OUTLIER
009	868228	2030	2/1/06	\$1,080,135	SAS DIAGNOSTIC OUTLIER
009	868228	2040	11/15/05	\$1,169,157	SAS DIAGNOSTIC OUTLIER
009	868228	2050	1/26/06	\$1,053,649	SAS DIAGNOSTIC OUTLIER
009	868228	2060	10/19/05	\$1,059,449	SAS DIAGNOSTIC OUTLIER
009	868228	2070	11/3/05	\$1,100,000	SAS DIAGNOSTIC OUTLIER
009	868228	2090	9/22/05	\$1,104,621	SAS DIAGNOSTIC OUTLIER
009	868229	0130	2/6/07	\$345,992	QUIT CLAIM DEED
009	868229	0350	9/10/07	\$343,750	SAS DIAGNOSTIC OUTLIER
009	868229	0940	3/2/07	\$693,145	PARTIAL INTEREST (1/3, 1/2, Etc.)
009	868229	1160	11/26/07	\$800,000	Pcnt Comp
009	868229	1190	3/14/07	\$603,726	SAS DIAGNOSTIC OUTLIER
009	868229	1270	9/8/06	\$421,132	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868229	1380	2/14/07	\$578,932	SAS DIAGNOSTIC OUTLIER
009	868229	1460	5/18/06	\$445,273	SAS DIAGNOSTIC OUTLIER
009	868229	1470	5/12/06	\$394,565	SAS DIAGNOSTIC OUTLIER
009	868229	1510	7/18/06	\$367,769	SAS DIAGNOSTIC OUTLIER
009	868229	1540	12/11/06	\$426,238	SAS DIAGNOSTIC OUTLIER
009	868229	1660	9/7/06	\$450,000	SAS DIAGNOSTIC OUTLIER
009	868229	1940	7/7/06	\$395,251	SAS DIAGNOSTIC OUTLIER
009	868229	1960	7/10/06	\$445,361	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868229	2040	10/28/06	\$307,452	SAS DIAGNOSTIC OUTLIER
009	868229	2080	11/7/06	\$297,452	SAS DIAGNOSTIC OUTLIER
009	868229	2200	10/31/07	\$860,223	Pcnt Comp
009	868230	0010	10/11/07	\$857,804	Pcnt Comp
009	868230	0150	11/13/07	\$876,904	Pcnt Comp
009	868230	0170	10/30/07	\$909,563	Pcnt Comp
009	868230	0190	12/3/07	\$772,622	PREVIMP<=25K
009	868230	0200	10/26/07	\$666,779	Pcnt Comp
009	868230	0210	11/15/07	\$578,946	PREVIMP<=25K
009	868230	0230	12/4/07	\$652,000	Pcnt Comp
009	868230	0240	12/26/07	\$709,118	PREVIMP<=25K
009	868230	0290	11/26/07	\$705,646	PREVIMP<=25K
009	868230	0300	11/16/07	\$644,835	PREVIMP<=25K
009	868230	0350	12/19/07	\$500,000	PREVIMP<=25K
009	868230	0360	11/26/07	\$515,881	PREVIMP<=25K
009	868230	0390	12/3/07	\$595,047	PREVIMP<=25K
009	868230	0550	11/30/07	\$576,752	PREVIMP<=25K
009	868230	0560	12/4/07	\$560,442	PREVIMP<=25K
009	868230	0810	12/17/07	\$768,602	DOR RATIO;PREVIMP<=25K
009	868230	0830	12/3/07	\$666,239	Pcnt Comp
009	868230	0840	12/31/07	\$559,080	PREVIMP<=25K
009	868230	0860	11/6/07	\$530,000	Pcnt Comp
009	868230	0880	11/19/07	\$841,889	DOR RATIO;PREVIMP<=25K
009	868230	0900	12/17/07	\$685,555	PREVIMP<=25K
009	868230	0910	12/19/07	\$678,064	PREVIMP<=25K
009	868230	0920	11/5/07	\$721,488	Pcnt Comp
009	868230	0930	10/29/07	\$733,517	Pcnt Comp
009	868230	0940	10/22/07	\$773,166	Pcnt Comp
009	868230	0950	9/24/07	\$696,438	Pcnt Comp
009	868230	0970	12/3/07	\$564,847	PREVIMP<=25K
009	868230	0980	12/5/07	\$614,515	PREVIMP<=25K
009	868230	0990	12/7/07	\$409,551	PREVIMP<=25K
009	868230	1000	9/13/07	\$778,456	Pcnt Comp
009	868230	1010	10/23/07	\$702,480	Pcnt Comp
009	868230	1020	9/24/07	\$801,352	Pcnt Comp
009	868230	1030	9/25/07	\$710,275	Pcnt Comp
009	868230	1040	9/11/07	\$677,205	Pcnt Comp
009	868230	1050	9/6/07	\$712,886	Pcnt Comp
009	868230	1060	8/23/07	\$768,472	Pcnt Comp
009	868230	1070	8/21/07	\$709,308	Pcnt Comp
009	868230	1080	10/22/07	\$628,178	Pcnt Comp
009	868230	1090	12/17/07	\$908,902	DOR RATIO;PREVIMP<=25K
009	868230	1100	8/24/07	\$663,623	Pcnt Comp
009	868230	1110	9/26/07	\$701,327	Pcnt Comp
009	868230	1130	9/26/07	\$653,603	Pcnt Comp

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868230	1150	10/29/07	\$681,667	Pcnt Comp
009	868230	1180	11/20/07	\$491,972	Pcnt Comp
009	868230	1190	12/19/07	\$566,668	Pcnt Comp
009	868230	1200	11/6/07	\$486,039	Pcnt Comp
009	868230	1210	11/5/07	\$583,841	Pcnt Comp
009	868230	1220	8/24/07	\$580,546	Pcnt Comp
009	868230	1230	8/27/07	\$557,493	Pcnt Comp
009	868230	1240	8/24/07	\$678,282	Pcnt Comp
009	868230	1300	11/28/07	\$470,006	Pcnt Comp
009	868230	1310	10/31/07	\$512,384	Pcnt Comp
009	868230	1360	12/10/07	\$525,000	Pcnt Comp
009	868230	1370	10/8/07	\$493,464	Pcnt Comp
009	868230	1380	8/28/07	\$485,955	Pcnt Comp
009	868230	1410	7/31/07	\$341,112	SAS DIAGNOSTIC OUTLIER
009	868230	1420	8/16/07	\$341,112	SAS DIAGNOSTIC OUTLIER
009	868230	1480	11/30/07	\$492,385	PREVIMP<=25K
009	868230	1630	10/4/07	\$498,777	Pcnt Comp
009	868230	1640	9/21/07	\$576,540	Pcnt Comp
009	868230	1650	9/26/07	\$526,695	Pcnt Comp
009	868230	1660	10/16/07	\$591,577	Pcnt Comp
009	868230	1690	11/26/07	\$649,498	Pcnt Comp
009	868230	1700	9/4/07	\$549,281	Pcnt Comp
009	868230	1840	11/5/07	\$475,047	Pcnt Comp
009	868230	1850	11/2/07	\$468,936	Pcnt Comp
009	868230	1860	12/12/07	\$425,087	Pcnt Comp
009	868230	1870	12/7/07	\$420,000	Pcnt Comp
009	868230	1890	12/11/07	\$430,408	Pcnt Comp
009	868230	1900	10/15/07	\$431,970	Pcnt Comp
009	868230	1910	9/25/07	\$420,007	Pcnt Comp
010	012506	9027	1/25/07	\$124,424	QUIT CLAIM DEED
010	020310	0035	11/2/05	\$125,000	OBSOL;PREVIMP<=25K
010	020310	0195	10/23/07	\$1,100,000	SAS DIAGNOSTIC OUTLIER
010	020310	0251	6/8/07	\$1,040,000	SAS DIAGNOSTIC OUTLIER
010	020310	0606	4/26/07	\$335,000	SAS DIAGNOSTIC OUTLIER
010	020310	0770	8/1/05	\$165,000	DOR RATIO
010	020310	0770	4/6/06	\$220,000	PARTIAL INTEREST
010	020310	0790	12/20/06	\$1,085,000	IMP COUNT
010	020310	0840	11/27/07	\$1,140,000	SAS DIAGNOSTIC OUTLIER
010	020310	0865	3/29/07	\$999,900	SAS DIAGNOSTIC OUTLIER
010	020310	0895	1/20/06	\$418,000	NO MARKET EXPOSURE
010	020310	0980	2/22/05	\$327,000	SAS DIAGNOSTIC OUTLIER
010	020310	0980	2/22/05	\$327,000	RELOCATION - SALE TO SERVICE;
010	020310	1102	7/24/06	\$190,100	DOR RATIO;PREVIMP<=25K
010	020310	1153	9/20/05	\$189,000	%COMPL;PREVIMP<=25K
010	020310	1240	3/21/06	\$290,000	MP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	020310	1360	9/26/05	\$220,000	DOR RATIO;OBSOL
010	020310	1488	6/28/05	\$276,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	020360	0100	5/18/05	\$530,000	RELOCATION - SALE TO SERVICE;
010	020360	0150	3/18/05	\$490,000	RELOCATION - SALE TO SERVICE;
010	020360	0180	5/18/05	\$490,000	SAS DIAGNOSTIC OUTLIER
010	020390	0260	8/16/07	\$46,031	RELATED PARTY, FRIEND, OR NEIGHBOR
010	020390	0440	6/9/05	\$327,000	SAS DIAGNOSTIC OUTLIER
010	020390	0600	7/13/07	\$363,000	SAS DIAGNOSTIC OUTLIER
010	020390	0920	10/3/07	\$374,950	SAS DIAGNOSTIC OUTLIER
010	020500	0010	4/25/05	\$520,000	SAS DIAGNOSTIC OUTLIER
010	020500	0050	7/1/06	\$765,000	RELOCATION - SALE TO SERVICE
010	020500	0190	3/14/05	\$537,500	SAS DIAGNOSTIC OUTLIER
010	022506	9022	2/22/06	\$409,000	SAS DIAGNOSTIC OUTLIER
010	022506	9041	8/22/06	\$1,299,950	SAS DIAGNOSTIC OUTLIER
010	022506	9056	6/20/06	\$243,500	Pcnt Comp
010	022506	9061	12/18/07	\$2,598,000	SAS DIAGNOSTIC OUTLIER
010	062407	9001	2/10/05	\$580,000	IMP COUNT
010	062407	9003	8/10/06	\$899,000	OPEN SPACE/MOBILE HOME
010	082407	9053	1/27/05	\$350,000	SAS DIAGNOSTIC OUTLIER
010	082507	9016	5/26/06	\$320,000	Pcnt Comp
010	082507	9020	6/1/05	\$785,000	SAS DIAGNOSTIC OUTLIER
010	082507	9023	2/21/06	\$650,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	082507	9023	2/21/06	\$650,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	082507	9026	1/3/06	\$297,000	Pcnt Comp
010	085360	0020	3/16/06	\$900,000	SAS DIAGNOSTIC OUTLIER
010	085360	0100	9/21/05	\$1,200,000	SAS DIAGNOSTIC OUTLIER
010	085360	0120	7/26/05	\$1,930,000	SAS DIAGNOSTIC OUTLIER
010	085360	0150	5/30/07	\$1,460,000	SAS DIAGNOSTIC OUTLIER
010	111720	0270	1/7/05	\$682,500	SAS DIAGNOSTIC OUTLIER
010	111720	0270	1/7/05	\$695,000	SAS DIAGNOSTIC OUTLIER
010	111720	0460	8/22/05	\$870,000	SAS DIAGNOSTIC OUTLIER
010	111720	0500	9/19/06	\$290,000	PREVIMP<=25K
010	111720	0530	7/11/07	\$924,000	ACTIVE PERMIT BEFORE SALE>25K
010	111720	0540	6/15/05	\$875,000	RELOCATION - SALE TO SERVICE;
010	112506	9026	12/19/05	\$150,000	Pcnt Comp
010	112506	9037	9/12/06	\$300,000	Pcnt Comp
010	112506	9079	12/12/05	\$499,990	SAS DIAGNOSTIC OUTLIER
010	112506	9082	3/21/05	\$685,000	SAS DIAGNOSTIC OUTLIER
010	112506	9099	5/30/06	\$333,000	PREVIMP<=25K
010	112506	9104	6/1/06	\$185,911	DOR RATIO;QUIT CLAIM DEED
010	112506	9105	2/9/07	\$925,000	SAS DIAGNOSTIC OUTLIER
010	112506	9126	10/17/06	\$899,000	SAS DIAGNOSTIC OUTLIER
010	112506	9145	8/26/05	\$619,000	RELOCATION - SALE TO SERVICE
010	112506	9151	10/13/05	\$1,355,000	UNFIN AREA
010	132506	9073	1/27/05	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	142506	9071	12/20/05	\$300,000	DOR RATIO
010	142506	9082	7/13/06	\$1,650,000	SAS DIAGNOSTIC OUTLIER
010	142506	9101	6/18/07	\$690,000	SAS DIAGNOSTIC OUTLIER
010	142506	9109	2/10/05	\$520,000	SAS DIAGNOSTIC OUTLIER
010	142506	9110	11/7/06	\$1,025,000	SAS DIAGNOSTIC OUTLIER
010	142730	0060	1/31/05	\$339,500	SAS DIAGNOSTIC OUTLIER
010	142800	0090	12/6/05	\$300,000	DOR RATIO
010	142800	0220	8/3/07	\$203,904	DOR RATIO;QUIT CLAIM DEED
010	142800	0685	3/8/05	\$711,474	IMP COUNT
010	142800	0685	7/19/06	\$804,000	IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
010	142800	0841	2/5/07	\$620,000	SAS DIAGNOSTIC OUTLIER
010	142800	0850	11/14/07	\$40,191	RELATED PARTY, FRIEND, OR NEIGHBOR
010	142800	1031	12/5/06	\$135,000	DOR RATIO;QUIT CLAIM DEED
010	142800	1190	8/25/06	\$209,900	Pcnt Comp
010	142800	1379	3/22/05	\$200,000	DOR RATIO
010	142800	1387	9/27/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	172507	9006	11/26/07	\$446,000	SAS DIAGNOSTIC OUTLIER
010	172507	9020	5/16/05	\$505,000	SAS DIAGNOSTIC OUTLIER
010	172507	9024	4/11/05	\$442,650	SAS DIAGNOSTIC OUTLIER
010	172507	9029	2/17/05	\$490,000	SAS DIAGNOSTIC OUTLIER
010	182507	9018	6/22/06	\$393,968	SAS DIAGNOSTIC OUTLIER
010	182507	9019	8/22/05	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	182507	9019	4/26/07	\$249,000	OPEN SPACE DESIGNATION
010	182507	9039	8/22/05	\$371,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	182507	9051	7/3/06	\$530,000	SAS DIAGNOSTIC OUTLIER
010	182507	9073	1/26/06	\$446,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	182507	9075	8/9/06	\$473,000	SAS DIAGNOSTIC OUTLIER
010	192507	9023	7/21/06	\$300,000	%COMPL;OPEN SPACE/PREVIMP<=25K
010	192507	9050	7/7/05	\$799,000	SAS DIAGNOSTIC OUTLIER
010	192507	9051	8/19/05	\$325,000	DOR RATIO;BUILDER OR DEVELOPER SALES
010	202507	9048	7/25/05	\$600,000	SAS DIAGNOSTIC OUTLIER
010	232480	0140	6/14/06	\$730,000	RELOCATION - SALE TO SERVICE
010	232506	9108	4/27/05	\$112,171	DOR RATIO;QUIT CLAIM DEED
010	238600	0110	1/5/06	\$803,000	SAS DIAGNOSTIC OUTLIER
010	238600	0250	3/28/05	\$900,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
010	238600	0420	11/29/06	\$1,105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	242506	9070	10/7/05	\$310,000	DOR RATIO
010	242506	9070	4/28/05	\$265,000	DOR RATIO
010	252506	9047	11/7/05	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	252506	9051	4/6/06	\$90,000	DOR RATIO;IMP COUNT
010	252506	9062	6/18/05	\$825,000	RELOCATION - SALE TO SERVICE
010	252506	9078	2/21/06	\$650,000	OBSOL
010	262506	9023	5/4/07	\$639,000	SAS DIAGNOSTIC OUTLIER
010	292507	9042	8/10/05	\$820,000	NO MARKET EXPOSURE
010	292507	9072	8/22/05	\$680,000	OBSOL

**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	292507	9078	7/2/07	\$450,000	%COMPL;PREVIMP<=25K
010	292507	9078	11/13/06	\$925,000	%COMPL;PREVIMP<=25K
010	292507	9082	8/23/07	\$400,000	%COMPL;PREVIMP<=25K
010	292507	9084	9/5/07	\$400,000	%COMPL;PREVIMP<=25K
010	302507	9005	5/1/05	\$450,000	SAS DIAGNOSTIC OUTLIER
010	302507	9027	5/4/05	\$250,000	DOR RATIO
010	302507	9027	5/31/07	\$180,000	NO MARKET EXPOSURE
010	302507	9031	7/29/05	\$435,000	SAS DIAGNOSTIC OUTLIER
010	302507	9031	3/30/05	\$344,000	EXEMPT FROM EXCISE TAX
010	302507	9045	7/29/05	\$215,000	DOR RATIO;MOBILE HOME
010	302507	9065	2/15/05	\$210,741	SAS DIAGNOSTIC OUTLIER
010	302507	9128	6/11/07	\$570,000	SAS DIAGNOSTIC OUTLIER
010	302507	9132	6/23/06	\$331,950	SAS DIAGNOSTIC OUTLIER
010	302507	9147	11/3/06	\$655,000	SAS DIAGNOSTIC OUTLIER
010	302507	9180	10/20/05	\$115,000	DOR RATIO
010	302507	9182	10/31/05	\$1,799,500	SAS DIAGNOSTIC OUTLIER
010	302507	9185	8/12/05	\$345,000	DOR RATIO
010	312507	9003	4/13/05	\$200,000	SAS DIAGNOSTIC OUTLIER
010	312507	9005	12/13/07	\$895,000	SAS DIAGNOSTIC OUTLIER
010	312507	9005	9/12/05	\$890,000	SAS DIAGNOSTIC OUTLIER
010	312507	9005	3/26/05	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	312507	9038	3/10/05	\$875,000	SAS DIAGNOSTIC OUTLIER
010	312507	9068	8/3/06	\$765,000	SAS DIAGNOSTIC OUTLIER
010	312507	9068	3/24/05	\$700,000	SAS DIAGNOSTIC OUTLIER
010	318310	0190	4/29/05	\$413,200	SAS DIAGNOSTIC OUTLIER
010	318310	0190	1/12/05	\$333,000	SAS DIAGNOSTIC OUTLIER
010	321129	0090	8/9/07	\$495,000	SAS DIAGNOSTIC OUTLIER
010	321129	0290	7/19/06	\$462,500	SAS DIAGNOSTIC OUTLIER
010	322507	9010	5/20/05	\$1,495,000	SAS DIAGNOSTIC OUTLIER
010	322507	9018	5/3/05	\$875,000	SAS DIAGNOSTIC OUTLIER
010	322507	9018	5/1/05	\$875,000	RELOCATION - SALE TO SERVICE
010	322507	9041	1/10/07	\$1,180,000	SAS DIAGNOSTIC OUTLIER
010	322507	9044	4/11/06	\$1,099,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	322507	9044	4/15/05	\$1,273,403	EXEMPT FROM EXCISE TAX
010	322507	9046	9/22/05	\$1,012,000	IMP COUNT
010	322507	9048	5/3/06	\$450,000	%COMPL;PREVIMP<=25K
010	322507	9049	10/3/05	\$1,700,000	SAS DIAGNOSTIC OUTLIER
010	322507	9055	10/21/05	\$901,000	SAS DIAGNOSTIC OUTLIER
010	322507	9056	10/3/05	\$842,750	OPEN SPACE/OPEN SPACE DESIGNATION
010	322507	9058	10/1/07	\$905,000	RELOCATION - SALE TO SERVICE
010	697990	0060	1/18/05	\$498,000	SAS DIAGNOSTIC OUTLIER
010	723755	0010	7/28/05	\$1,262,000	SAS DIAGNOSTIC OUTLIER
010	723755	0070	8/17/05	\$1,193,000	SAS DIAGNOSTIC OUTLIER
010	723755	0080	1/11/06	\$265,000	DOR RATIO
010	723755	0180	6/6/05	\$1,335,000	SAS DIAGNOSTIC OUTLIER



**Improved Sales Removed from this Annual Update Analysis  
Area 71  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	723755	0290	6/19/06	\$1,879,000	UNFIN AREA
010	730200	0140	1/31/07	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	730200	0240	5/20/05	\$405,000	SAS DIAGNOSTIC OUTLIER
010	730200	0320	8/28/06	\$175,000	DOR RATIO
010	730200	0560	4/6/05	\$367,000	UNFIN AREA
010	730200	0700	1/3/05	\$107,067	DOR RATIO;QUIT CLAIM DEED
010	867850	0020	11/17/05	\$1,315,000	SAS DIAGNOSTIC OUTLIER
010	867850	0030	10/12/07	\$2,575,000	SAS DIAGNOSTIC OUTLIER
010	867851	0010	12/21/06	\$2,690,000	SAS DIAGNOSTIC OUTLIER
010	867852	0040	3/25/05	\$210,000	PCNT COMP
010	867852	0060	3/17/05	\$1,240,000	SAS DIAGNOSTIC OUTLIER
010	867852	0080	2/16/06	\$900,000	SAS DIAGNOSTIC OUTLIER
010	891300	0100	9/1/05	\$445,000	SAS DIAGNOSTIC OUTLIER
010	891300	0130	6/24/05	\$505,000	SAS DIAGNOSTIC OUTLIER
010	891300	0190	3/19/07	\$580,000	SAS DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis  
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	042506	9034	3/29/2006	\$200,000	288367	N	N
7	052506	9049	10/16/2007	\$399,000	144489	N	N
7	052506	9053	6/25/2007	\$375,000	138343	N	N
7	072506	9024	12/13/2007	\$379,950	1008414	N	N
7	152506	9107	11/8/2006	\$262,000	90604	N	N
7	162506	9043	5/20/2005	\$195,000	207345	N	N
7	172506	9070	12/19/2005	\$280,000	965290	N	N
7	172506	9070	5/31/2006	\$380,000	965290	N	N
7	182506	9082	6/19/2007	\$259,000	43560	N	N
7	212506	9036	7/6/2007	\$10,000	230868	N	N
7	880730	0550	12/20/2007	\$150,000	10125	N	N
8	720242	0020	5/3/2007	\$1,495,230	135907	N	N
8	720244	0030	2/20/2007	\$1,185,767	139502	N	N
10	020310	0030	9/26/2005	\$125,000	20000	Y	Y
10	020310	0150	3/21/2007	\$165,000	6920	Y	Y
10	020310	1125	7/18/2005	\$122,000	20000	N	N
10	020310	1130	3/31/2006	\$133,000	20000	N	N
10	020310	1185	12/1/2006	\$80,000	14820	N	N
10	020310	1365	11/23/2005	\$139,850	21022	N	N
10	020310	1510	1/4/2006	\$165,000	278891	N	N
10	022506	9031	11/28/2005	\$510,000	746182	N	N
10	022506	9033	10/10/2007	\$435,000	197326	N	N
10	022506	9043	8/1/2006	\$157,000	220413	N	N
10	022506	9085	5/30/2007	\$365,000	54826	N	N
10	072507	9043	10/17/2006	\$140,000	230432	N	N
10	082407	9056	7/25/2007	\$350,000	217800	N	N
10	111720	0210	1/31/2005	\$260,000	307539	N	N
10	112506	9055	7/24/2006	\$650,000	519235	N	N
10	112506	9094	7/19/2007	\$325,000	443876	N	N
10	122506	9054	1/4/2006	\$595,000	84942	Y	N
10	142506	9068	10/26/2007	\$330,000	223898	N	N
10	182507	9008	7/25/2006	\$575,000	718740	N	N
10	182507	9029	3/14/2007	\$400,000	1219680	N	N
10	192507	9012	3/21/2005	\$215,000	107157	N	N
10	192507	9054	4/14/2005	\$245,000	189281	N	N
10	192507	9054	5/23/2007	\$345,000	189281	N	N
10	242506	9016	9/23/2005	\$440,000	319730	N	N
10	242506	9078	4/10/2006	\$187,000	212572	N	N
10	302507	9041	12/26/2006	\$185,000	211701	N	N
10	302507	9079	6/22/2006	\$210,000	81021	N	N
10	312507	9015	6/4/2007	\$385,000	198633	N	N
10	312507	9029	9/29/2005	\$170,000	216928	Y	N
10	312507	9030	11/27/2006	\$375,000	204732	Y	N
10	312507	9071	7/20/2007	\$230,000	95832	N	N
10	723755	0090	3/28/2006	\$270,000	89734	N	N
10	723755	0090	8/23/2005	\$239,000	89734	N	N

***Vacant Sales Used in this Annual Update Analysis  
Area 71***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
10	723755	0200	12/7/2005	\$256,500	101059	N	N
10	867852	0090	2/25/2005	\$215,000	65702	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	032506	9047	11/25/2005	\$118,836	NON-REPRESENTATIVE SALE
7	042506	9070	5/25/2005	\$650,000	NO MARKET EXPOSURE
7	052506	9022	3/2/2007	\$20,000	DOR RATIO;PREVIMP<=25K
7	092506	9056	3/29/2006	\$10,000	STATEMENT TO DOR
7	092506	9092	5/25/2005	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	102506	9175	6/20/2006	\$350,000	MOBILE HOME
7	232506	9096	11/3/2005	\$33,500	EXEMPT FROM EXCISE TAX
8	720225	0240	12/27/2005	\$308,294	GOVERNMENT AGENCY
8	720229	0460	2/4/2005	\$287,058	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	720229	0470	3/15/2005	\$297,315	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	720234	0040	2/16/2005	\$365,869	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	720234	0920	1/18/2005	\$357,185	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	720234	1080	1/20/2005	\$361,957	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	720234	1330	8/8/2005	\$206,560	STATEMENT TO DOR;
8	720234	1450	1/27/2005	\$360,842	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0360	2/7/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0390	2/18/2005	\$305,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0790	4/7/2005	\$332,231	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0870	7/15/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0890	6/8/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0920	3/29/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	0950	4/15/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	1000	4/4/2005	\$324,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	1120	1/18/2005	\$329,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	1320	4/15/2005	\$536,671	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	1330	4/15/2005	\$524,991	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	2040	3/29/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	2100	1/18/2005	\$331,725	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868226	2450	2/1/2005	\$305,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868228	1110	7/29/2005	\$369,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868228	1150	8/17/2005	\$376,427	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868228	1180	8/20/2005	\$355,445	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0010	9/15/2006	\$279,556	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0020	9/15/2006	\$279,556	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0050	6/13/2007	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0090	1/8/2007	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0120	1/8/2007	\$279,556	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0160	2/21/2007	\$279,556	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0200	4/30/2007	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	0210	5/21/2007	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	1570	1/4/2007	\$307,452	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	1890	8/3/2006	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	1920	8/4/2006	\$304,790	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	1930	7/6/2006	\$307,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	2000	8/16/2006	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	2010	8/18/2006	\$307,452	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868229	2120	3/14/2007	\$293,504	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	0450	7/26/2007	\$621,530	DOR RATIO;PREVIMP<=25K

**Vacant Sales Removed from this Annual Update Analysis  
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	868230	1290	10/8/2007	\$288,687	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	1320	10/31/2007	\$302,485	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	1400	8/1/2007	\$302,485	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	1430	8/16/2007	\$288,687	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	1720	6/15/2007	\$302,485	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	868230	1730	9/26/2007	\$302,485	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	020310	0280	2/8/2006	\$114,000	NO MARKET EXPOSURE
10	020310	0590	8/5/2005	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	020310	1148	4/14/2005	\$175,000	DOR RATIO;PREVIMP<=25K
10	020310	1515	3/28/2006	\$200,000	NO MARKET EXPOSURE
10	020390	0320	3/15/2007	\$130,000	DOR RATIO;PREVIMP<=25K
10	022506	9054	8/24/2005	\$360,000	SEGREGATION AND/OR MERGER
10	022506	9070	9/25/2007	\$1,200,000	OpenSpace
10	062407	9019	5/4/2005	\$140,000	TIMBER AND FOREST LAND;
10	082407	9029	5/22/2007	\$350,000	OPEN SPACE DESIGNATION CONTINUED
10	122506	9056	9/16/2005	\$102,500	NO MARKET EXPOSURE
10	142506	9031	7/14/2006	\$340,000	OPEN SPACE DESIGNATION CONTINUED
10	142506	9039	10/13/2005	\$350,000	OpenSpace
10	142506	9122	7/12/2006	\$325,000	OPEN SPACE DESIGNATION CONTINUED
10	142506	9123	7/12/2006	\$350,000	OPEN SPACE DESIGNATION CONTINUED
10	142506	9124	7/12/2006	\$250,000	OPEN SPACE DESIGNATION CONTINUED
10	182507	9071	2/27/2006	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	192507	9053	4/6/2006	\$275,000	NO MARKET EXPOSURE
10	252506	9016	7/12/2005	\$155,000	TIMBER AND FOREST LAND
10	252506	9028	2/22/2005	\$210,000	GOVERNMENT AGENCY
10	292507	9007	11/21/2006	\$479,000	TIMBER AND FOREST LAND
10	302507	9131	3/11/2005	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	302507	9181	1/16/2006	\$395,000	BUILDER OR DEVELOPER SALES

**Client and Intended Use of the Appraisal:**

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

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

**Definition and date of value estimate:**

**Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its “market value” or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

**Highest and Best Use**

***RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

***WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

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

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

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

### **Property rights appraised:**

#### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** *"the entire [fee] estate is to be assessed and taxed as a unit"*

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*



**Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*




## King County

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**Scott Noble**  
*Assessor*

### MEMORANDUM

DATE: January 7, 2008  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor   
SUBJECT: 2008 Revaluation for 2009 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr