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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Kirkland / 74

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 830

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$425,700	\$372,300	\$798,000	\$907,000	88.0%	17.70%
2008 Value	\$491,900	\$397,300	\$889,200	\$907,000	98.0%	14.93%
Change	+\$66,200	+\$25,000	+\$91,200		+10.0%	-2.77%
% Change	+15.6%	+6.7%	+11.4%		+11.4%	-15.65%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.77% and -15.65% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$464,400	\$269,600	\$734,000
2008 Value	\$525,200	\$298,200	\$823,400
Percent Change	+13.1%	+10.6%	+12.2%

Number of improved Parcels in the Population: 4540

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

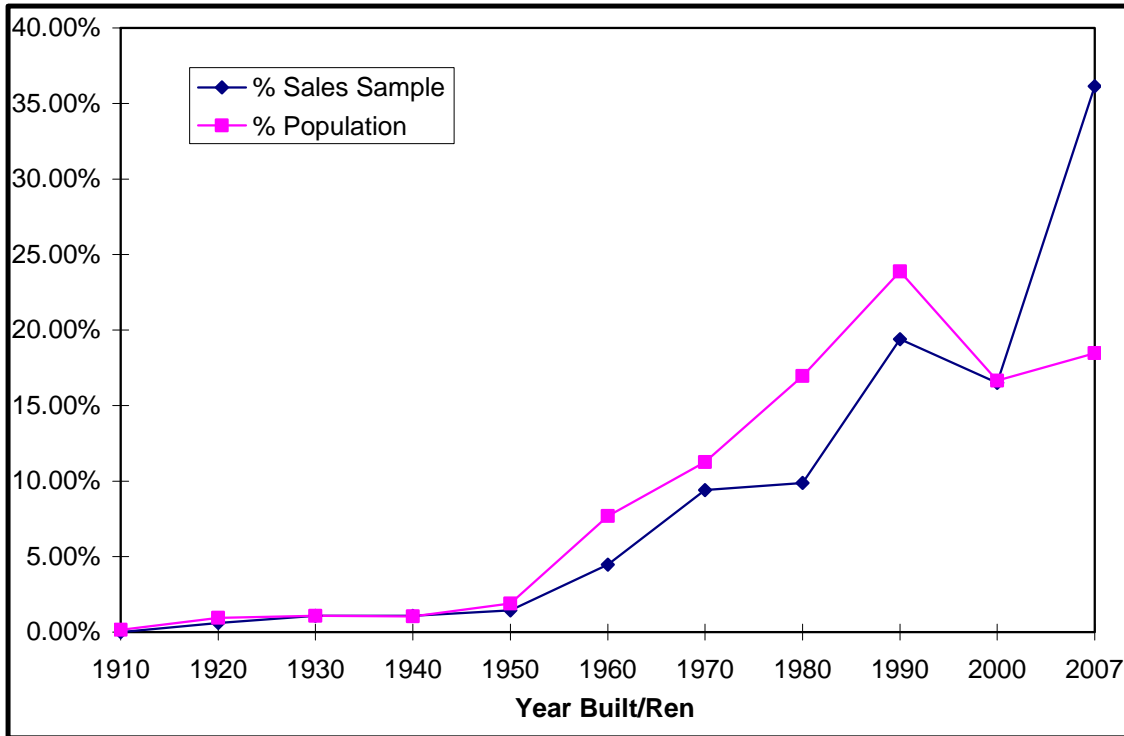
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	0.60%
1930	9	1.08%
1940	9	1.08%
1950	12	1.45%
1960	37	4.46%
1970	78	9.40%
1980	82	9.88%
1990	161	19.40%
2000	137	16.51%
2007	300	36.14%
	830	

Population		
Year Built/Ren	Frequency	% Population
1900	7	0.15%
1920	43	0.95%
1930	49	1.08%
1940	47	1.04%
1950	86	1.89%
1960	349	7.69%
1970	511	11.26%
1980	770	16.96%
1990	1084	23.88%
2000	756	16.65%
2008	838	18.46%
	4540	

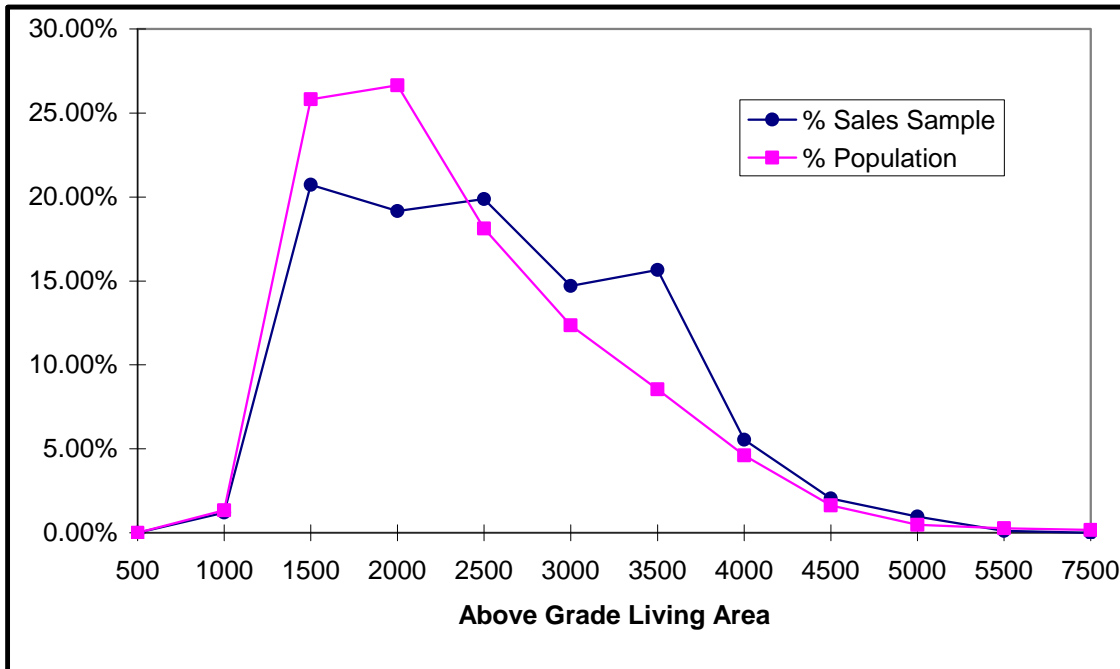


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	1.20%
1500	172	20.72%
2000	159	19.16%
2500	165	19.88%
3000	122	14.70%
3500	130	15.66%
4000	46	5.54%
4500	17	2.05%
5000	8	0.96%
5500	1	0.12%
7500	0	0.00%
	830	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	61	1.34%
1500	1172	25.81%
2000	1210	26.65%
2500	823	18.13%
3000	561	12.36%
3500	388	8.55%
4000	209	4.60%
4500	74	1.63%
5000	22	0.48%
5500	12	0.26%
8500	8	0.18%
	4540	

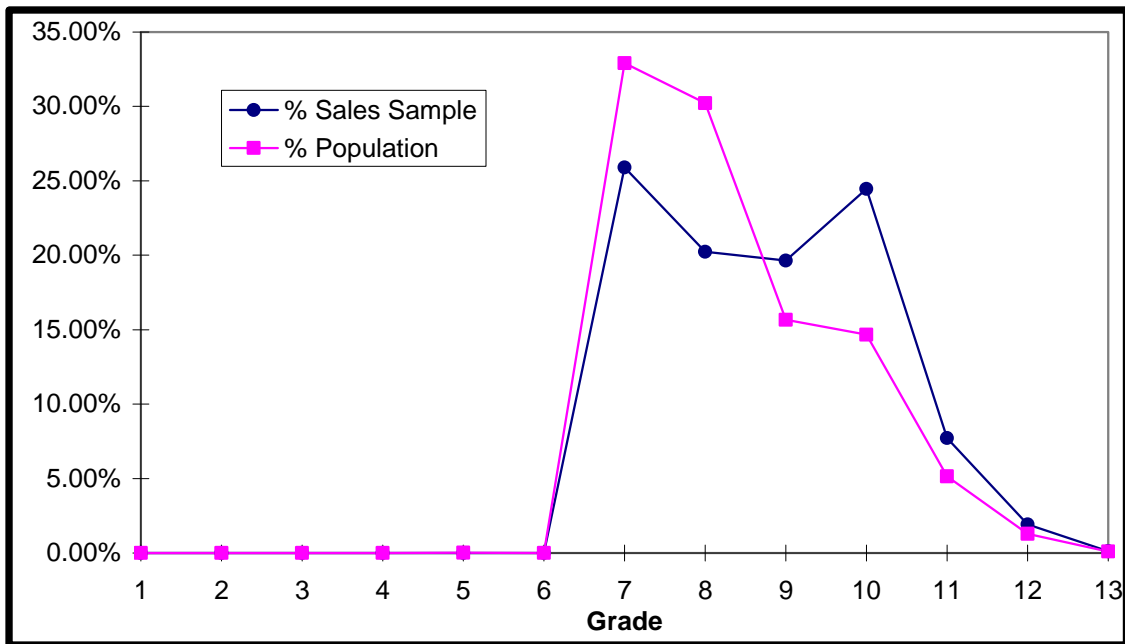


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

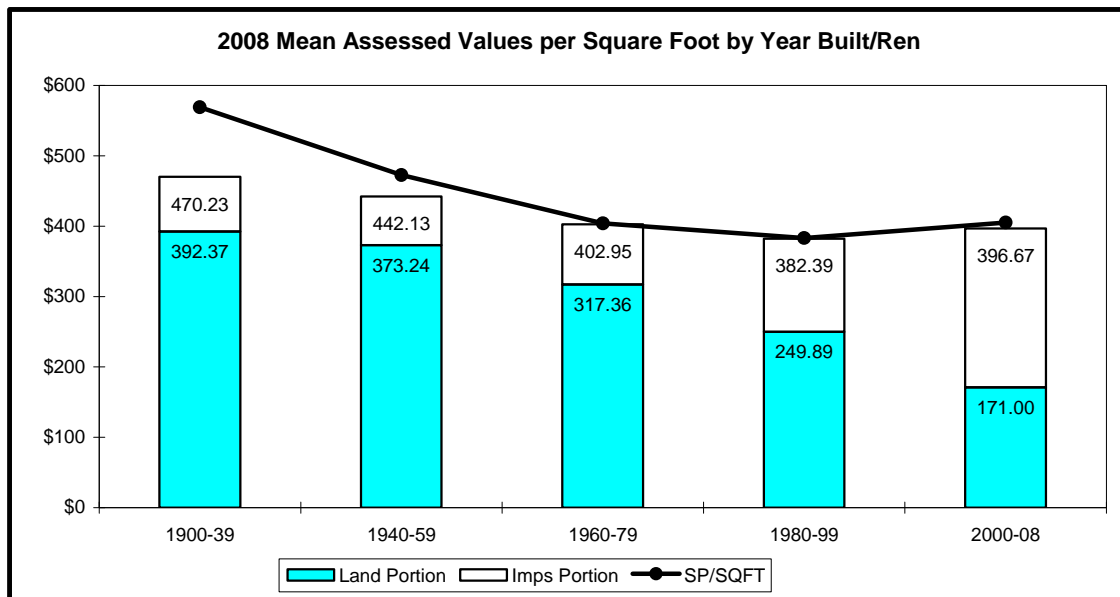
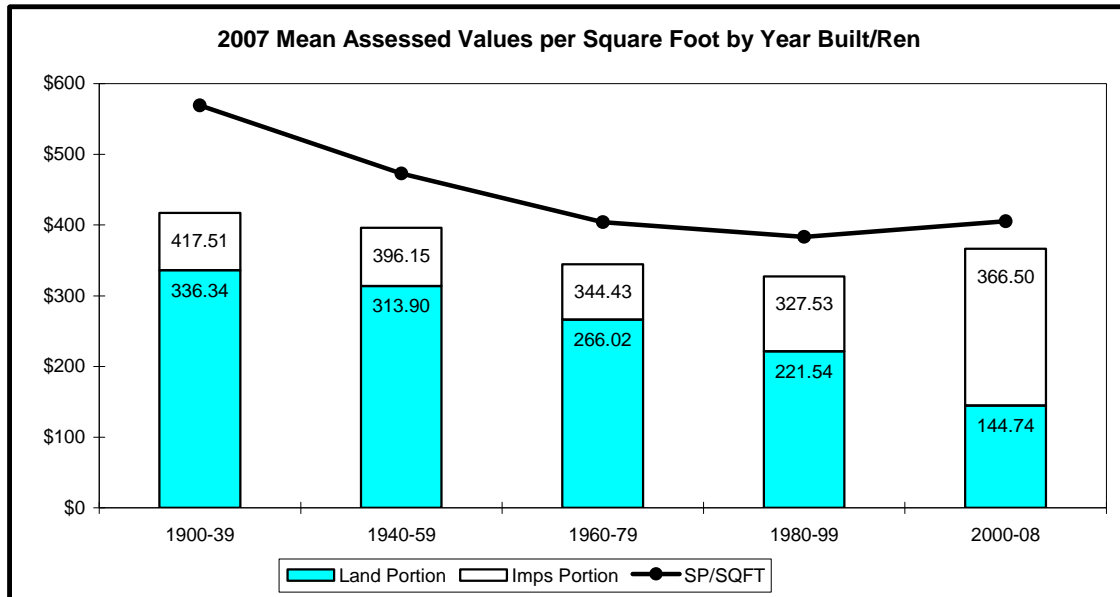
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	215	25.90%
8	168	20.24%
9	163	19.64%
10	203	24.46%
11	64	7.71%
12	16	1.93%
13	1	0.12%
	830	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.02%
6	0	0.00%
7	1494	32.91%
8	1372	30.22%
9	711	15.66%
10	666	14.67%
11	234	5.15%
12	58	1.28%
13	4	0.09%
	4540	



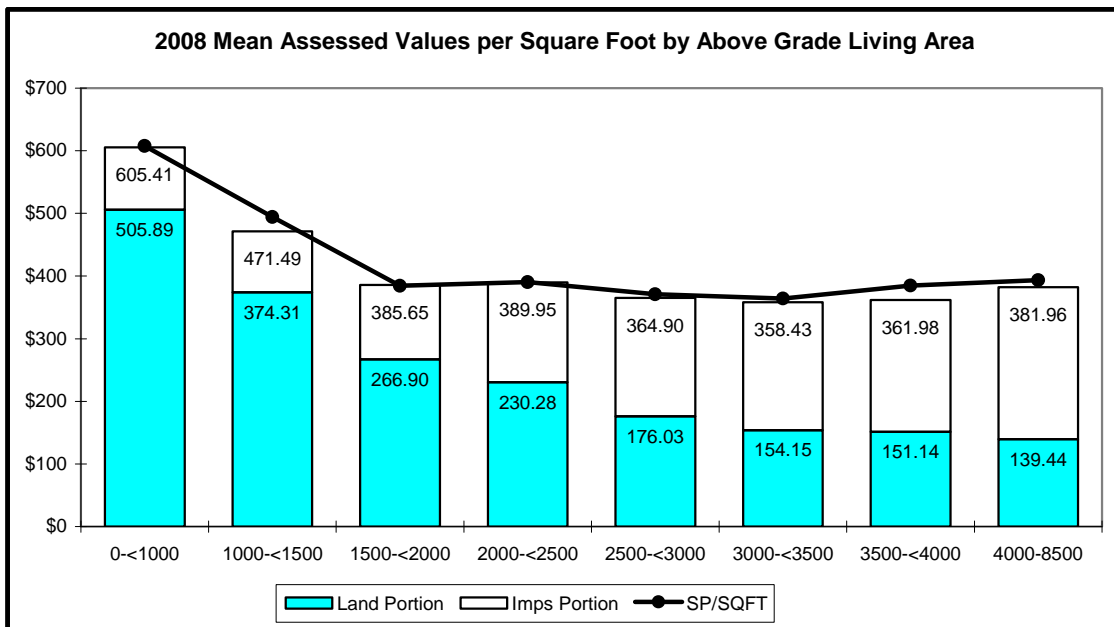
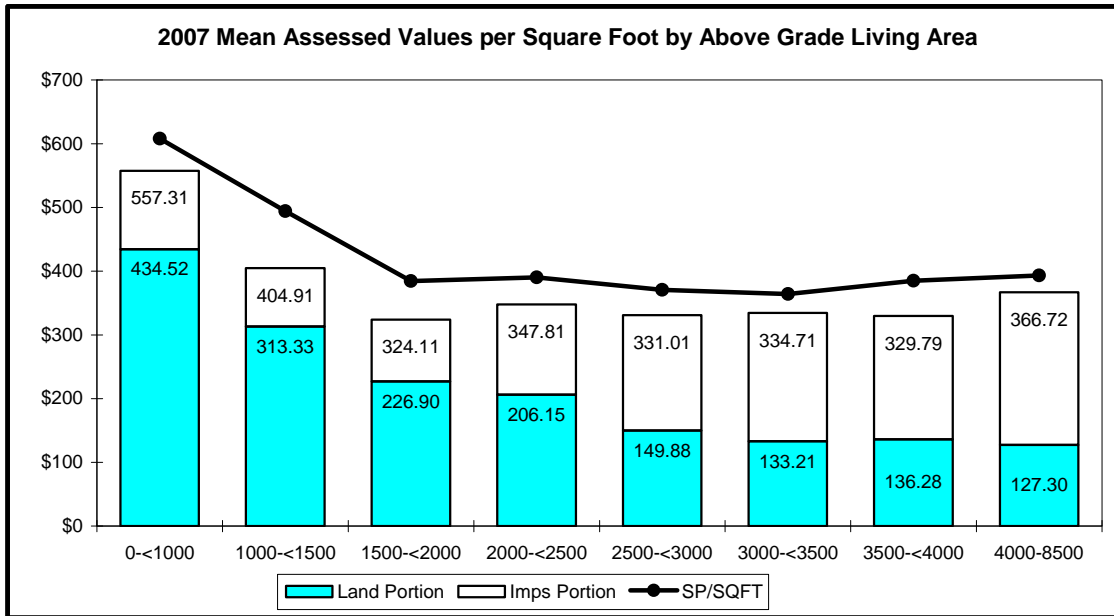
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



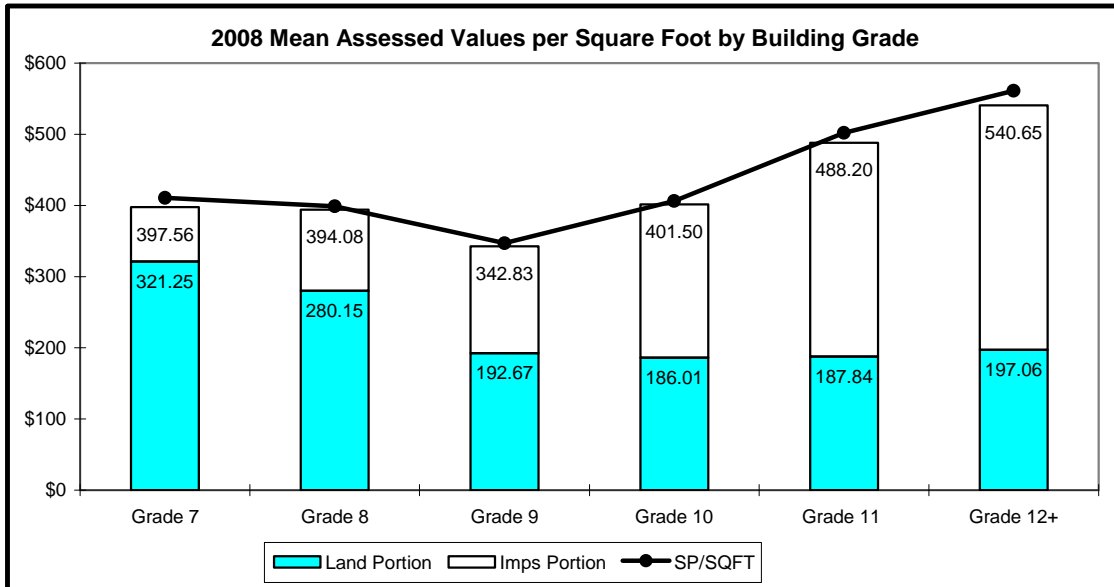
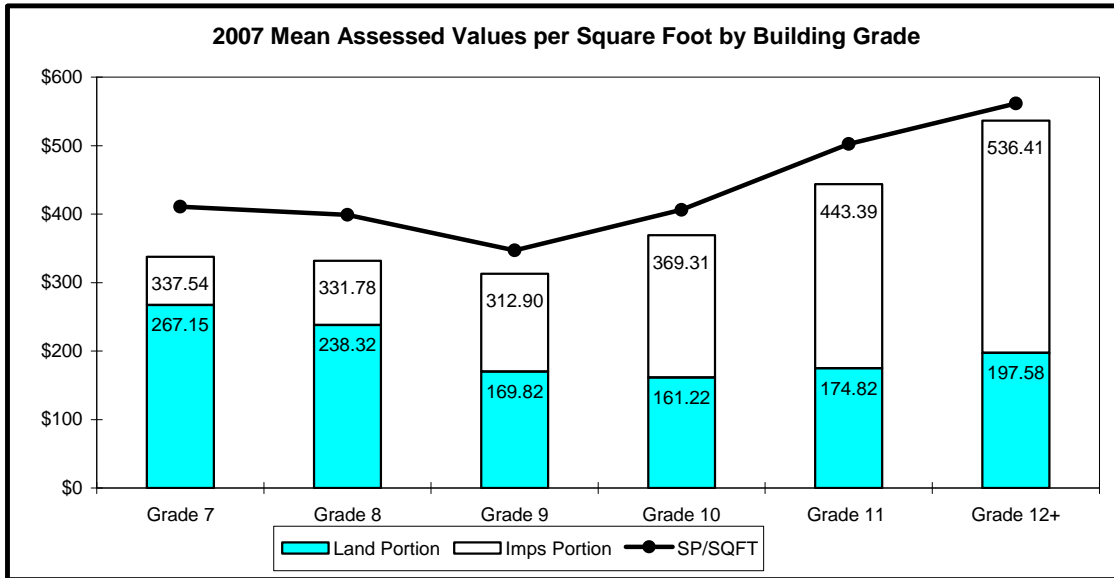
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. There were a limited number of sales between 1900-1939. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



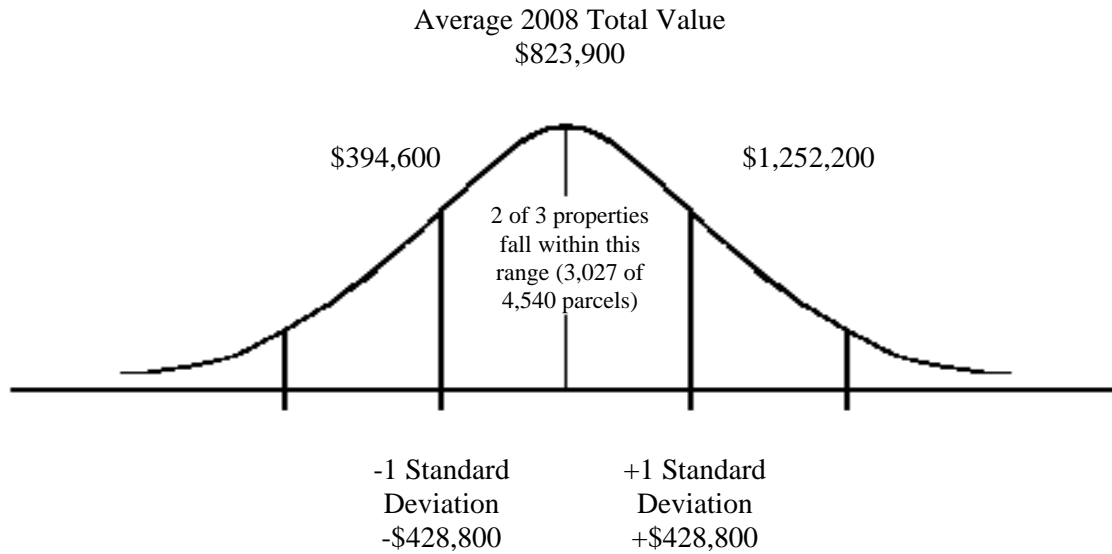
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

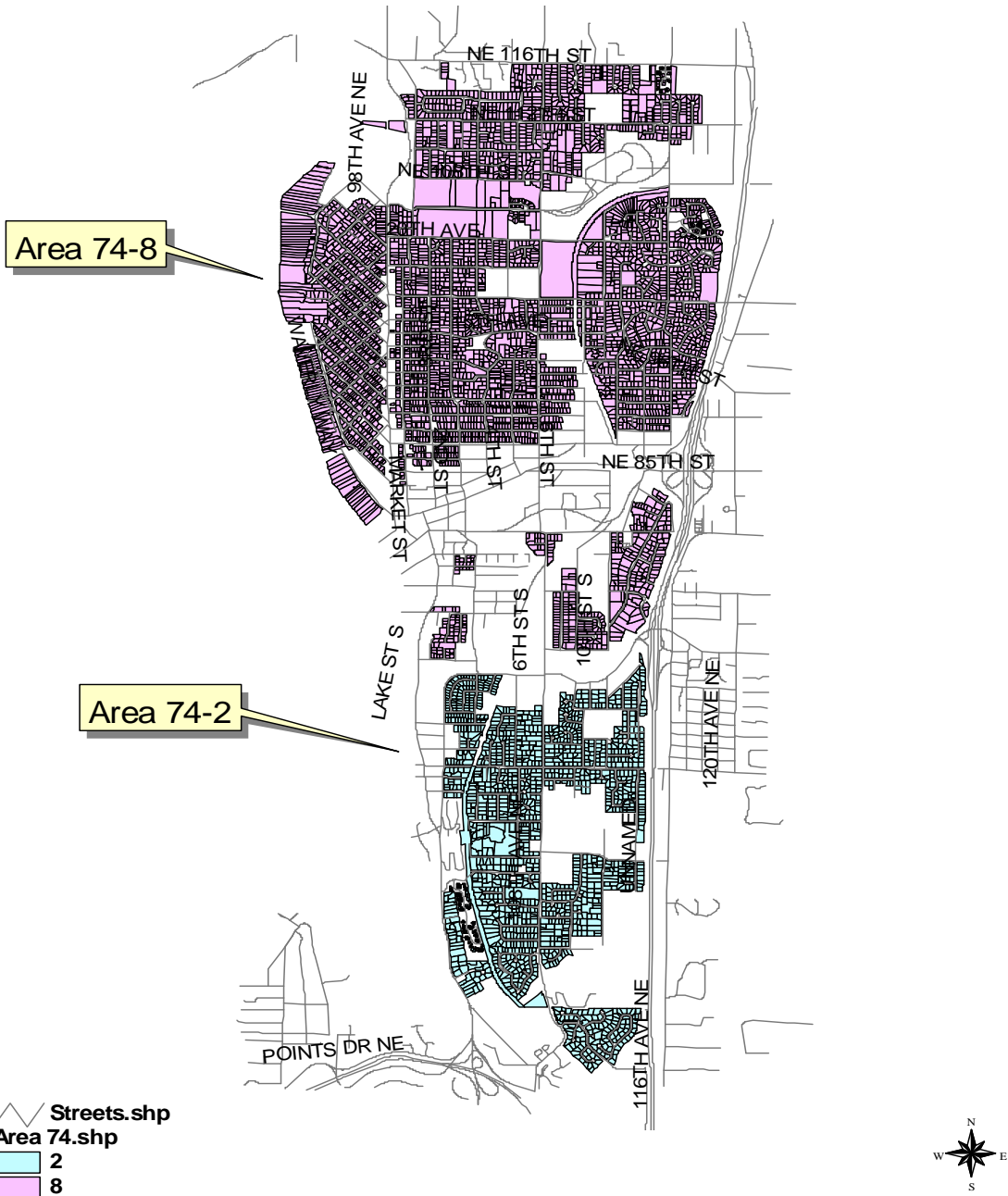


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

AREA 74

Kirkland Area 74



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 9, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 1/2008 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: Kirkland

Boundaries:

This area is defined by the boundaries of Lake Washington on the West, NE 116th Street on the North, I-405 on the East, and State Highway 520 on the South.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 74 is located on the East side of Lake Washington, to the North of Bellevue and South of Juanita, and surrounds the central business district of downtown Kirkland. There is a great diversity in the area. It is comprised of non-waterfront and waterfront properties built from the late 1900's to present, and intermingled with town homes, condominiums, and commercial properties. There are several neighborhood parks and one four-year college located in the area. The Western portion of Area 74 has views of Lake Washington, the Olympic Mountains, Territory and the City of Seattle skyline. With the lack of vacant, buildable sites, much of the development has involved demolition of existing residences or major renovations to existing residences. Typically the residences that are demolished are small in size, and are average or below average construction. A premium is paid for sites with views, larger lots, and proximity to downtown Kirkland; however, even smaller sites with limited or no views are being purchased and existing residences demolished. Its South and East perimeter is surrounded by I-405 and SR 520, creating convenient access to Seattle and other Eastside communities.

The waterfront area of 74-8 was previously in Area 84-3 (Juanita); and the waterfront area of 74-2 was previously in 33-1 (Medina). Both of these waterfront sub-areas are now part of this Area 74's physical inspection.

The area has a population of 5,972 parcels, of which 95% are improved.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 17.70% to 14.93%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. There were 165 non-waterfront and 6 waterfront land sales used to establish land values. There were no vacant waterfront sales in Area 74, it was necessary to review waterfront land sales from two adjoining neighborhoods Area 84 (Juanita) and Area 33-9 (Overlake/Killarney/Enatai). Due to the limited number of vacant waterfront sales it was necessary to go back five years. Sales were reviewed and site visits were made to identify all land characteristics and verify all sales. Verification methods used: interviewing purchaser/seller, either by phone, e-mail or at site, also consideration was given for realtor information. All sales are either listed in the Land Sales Used or Land Sales Removed section of this report.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are a total of 5972 parcels in Area 74. The area consists of two sub-areas (2 and 8). The two sub-areas were divided into several distinct neighborhoods; Department of Assessment neighborhood area descriptions follow the Kirkland neighborhoods, as defined by the City of Kirkland Department of Neighborhood Services' map, as listed below.

Area 74-8

West of Market: Is the considered one of the most desirable neighborhoods in Kirkland, with excellent Lake Washington views, close proximity to the waterfront and downtown Kirkland.

Norkirk/Moss Bay: Is centrally located, just East of market Street these two neighborhoods are also desirable for their close proximity to downtown Kirkland. Views of Lake Washington are good to average.

Highlands/Everest: Are East of Norkirk and Mossbay backing up to I-405 freeway, with very limited views.

South Juanita: Just north of Norkirk, this neighborhood has very limited Lake Washington views, the East portion backs up to I-405 freeway.

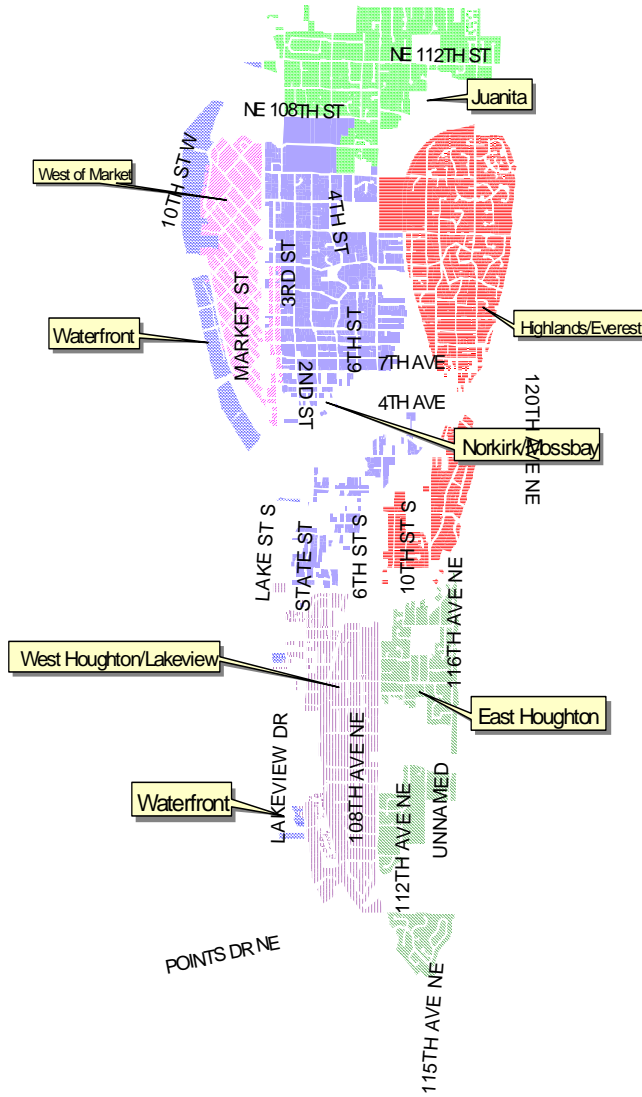
Area 74-2

West of 108th/West Portion of Central Houghton & Lakeview: Are very desirable neighborhoods in Kirkland, with excellent panoramic Lake Washington views.

East of 108th/East Portion of Central Houghton: Views of Lake Washington are good to average. The East portion of Central Houghton backs up to I-405 and SR 520 on the South.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 74 Neighborhoods



- Street74.shp
 Area74.shp
- Waterfront
 - West of Market
 - Juanita
 - Norkirk/Mossbay
 - Highlands/Everest
 - West Houghton/Lakeview
 - East Houghton



Land Value Model Calibration

Land Model for 74-8

The land model for 74-8 is shown by geographic neighborhood: West of Market, Norkirk/Moss Bay, Highlands/Everest and South Juanita.

Base land Lot Ranges in Square Feet	West of Market Neighborhood 2	Norkirk & Moss Bay Neighhborhood 4	Highlands & Everest Neighborhood 5	South Juanita Neighborhood 3
5,000 to <6,800	\$637,000	\$510,000	\$408,000	\$357,000
6,800 to <7,200	\$642,000	\$514,000	\$411,000	\$359,000
7,200 to <8,500	\$647,000	\$518,000	\$414,000	\$362,000
8,500 to <9,200	\$651,000	\$521,000	\$416,000	\$364,000
9,200 to <10,600	\$656,000	\$525,000	\$420,000	\$367,000
10,600 to <11,200	\$665,000	\$532,000	\$425,000	\$372,000
11,200 to <12,600	\$673,000	\$539,000	\$431,000	\$377,000
12,600 to <13,200	\$682,000	\$546,000	\$436,000	\$382,000
13,200 to <14,400	\$691,000	\$553,000	\$442,000	\$387,000
14,440 to <15,800	\$700,000	\$560,000	\$448,000	\$392,000
15,800 to <17,000	\$708,000	\$567,000	\$453,000	\$396,000
17,000 to <18,600	\$717,000	\$574,000	\$459,000	\$401,000
18,600 to <21,600	\$726,000	\$581,000	\$464,000	\$406,000
21,600 +	See Below	See Below	See Below	See Below

Area 74 all lots 21,600 square feet and greater were valued either based on zoning for the number of sites, with on site development costs, or where more than one site was not feasible a percentage for excess land was applied.

Land Model for 74-8 (continued)

The land model for 74-8 is shown by geographic neighborhood: West of Market, Norkirk/Moss Bay, Highlands/Everest and South Juanita.

Exceptions			
Norkirk & Moss Bay	Major	Lot Size	Base Land Value
	407070	<4,000 sqft	\$408,000
		>4,000 sqft	\$428,000
	788260	<5,000 sqft	\$408,000
	111250	All lots	\$514,000
	358480	All lots	\$510,000
Highlands & Everest	Major	Lot Size	Base Land Value
	227360	All lots	\$416,000
	330510	All lots	\$416,000
	123890	<3,000 sqft	\$236,000
		>3,000 sqft	\$270,000
	012000	<12,000 sqft	\$415,000
	250550	All lots	\$415,000
	721650	<6,500 sqft	\$400,000
		>6,500 sqft	\$410,000
	147270	All lots	\$416,000
	184250	All lots	\$420,000
	206300	All lots	\$420,000
	327578	<15,000 sqft	\$416,000
		>15,000 sqft	\$436,000
	329573	5,100 to <7,200 sqft	\$408,000
		7,200 to <10,000 sqft	\$414,000
		10,000 to 18,300 sqft	\$425,000
	376450	3,400 to <7,100 sqft	\$408,000
		7,100 to 12,000 sqft	\$414,000
		12,000 to 21,400 sqft	\$420,000

Land Model for 74-8 (continued)

The land model for 74-8 is shown by geographic neighborhood: West of Market, Norkirk/Moss Bay, Highlands/Everest and South Juanita.

Exceptions			
Highlands & Everest	Major	Lot Size	Base Land Value
	259101	All lots	\$265,000
	259102	All lots	\$306,000
South Juanita	Major	Lot Size	Base Land Value
	080200	All lots	\$367,000
	278480	All lots	\$367,000
	321154	All lots	\$362,000
	395550	All lots	\$367,000
	681630	All lots	\$357,000
	303900	All lots	\$364,000
	375590	All lots	\$392,000
	521200	All lots	\$377,000
	184237	All lots	\$357,000
	663930	All lots	\$285,000
	115460	All lots	\$364,000
	866343	All lots	\$367,000

Waterfront Land Model Area 74-8

Waterfront	Per Front Foot Dollars:
No impacts	\$33,000
Topography only	\$28,000
Topography plus any other impacts such as:	\$23,000
Steep Drives	
Restricted to improvement	
Restricted to waterfront	
No access to waterfront	

Note all impacts associated with the waterfront parcel are noted in Real Property.

Land Model for 74-2

The land model for 74-2 is shown by geographic neighborhoods: West of 108th Street, consisting of the west portion of Central Houghton and Lakeview, and East of 108th Street, the east portion of Central Houghton.

Base land Lot Ranges in Square Feet	West Central Houghton/Lakeview Neighborhood 6	East section of Central Houghton Neighborhood 7
5,000 to <6,800	\$484,000	\$459,000
6,800 to <7,200	\$488,000	\$463,000
7,200 to <8,500	\$492,000	\$467,000
8,500 to <9,200	\$494,000	\$469,000
9,200 to <10,600	\$498,000	\$473,000
10,600 to <11,200	\$505,000	\$479,000
11,200 to <12,600	\$512,000	\$486,000
12,600 to <13,200	\$518,000	\$492,000
13,200 to <14,400	\$525,000	\$498,000
14,440 to <15,800	\$532,000	\$505,000
15,800 to <17,000	\$538,000	\$511,000
17,000 to <18,600	\$545,000	\$517,000
18,600 to <21,600	\$551,000	\$523,000
21,600 +	See Below	See Below

Area 74 all lots 21,600 square feet and greater were valued either based on zoning for the number of sites, with on site development costs, or where more than one site was not feasible a percentage adjustment for excess land was applied.

Land Model for 74-2

The land model for 74-2 is shown by geographic neighborhoods: West of 108th Street, consisting of the west portion of Central Houghton and Lakeview, and East of 108th Street, the east portion of Central Houghton.

Exceptions			
West of 108th Street	Major	Lot Size	Base Land Value
	254950	<12,000 sqft	\$465,000
	410140	All lots	\$498,000
	414180	All lots	\$450,000
	51670	All lots	\$600,000
	721590	<10,000 sqft	\$485,000
	792325	All lots	\$525,000
	919480	All lots	\$450,000
	254050	All lots	\$490,000
	410141	All lots	\$492,000
	980862	All lots	\$492,000
	980863	End units	\$395,000
		Interior units	\$385,000
	243200	<25,000 sqft	\$500,000
		>25,000 sqft	\$550,000
	755520	All lots	\$470,000
	755521	All lots	\$470,000
	941400	All lots	\$490,000
	941410	All lots	\$525,000
	980864	End units	\$395,000
		Interior units	\$385,000

Land Model for 74-2

The land model for 74-2 is shown by geographic neighborhoods: West of 108th Street, consisting of the west portion of Central Houghton and Lakeview, and East of 108th Street, the east portion of Central Houghton.

Exceptions			
East of 108th Street	Major	Lot Size	Base Land Value
	330076	All lots	\$463,000
	667890	All lots	\$473,000
	936670	All lots	\$467,000
	936720	All lots	\$467,000
	206240	All lots	\$472,000
	941360	All lots	\$470,000
	755522	All lots	\$470,000
	941360	All lots	\$470,000
	202505	Minor 9255	\$540,000
	980859	All lots	\$540,000
	980861	All lots	\$540,000

Waterfront Land Model Area 74-2

Waterfront	Per Front Foot Dollars:
No Impacts	\$33,000
Traffic	\$30,000
Topography	\$28,000
Topography plus any other impacts such as:	\$23,000
Steep Drives	
Restricted to improvement	
Restricted to waterfront	
No access to waterfront	

Note all impacts associated with the waterfront parcel are noted in Real Property.

LAND ADJUSTMENTS
Area 74

View Adjustments

LAKE WASHINGTON

Fair +5% to +15%
Average +20% to +25%
Good +30% to +35%
Excellent +40% to +50%

LAKE WASHINGTON

YARROW HILL TOWNHOMES

Majors: 980863 & 980864
+5%
+10%
+15%
+25%

TERRITORIAL

Average +5%
Good +10%
Excellent +15%

OLYMPIC MOUNTAINS

Average +5%
Good +10%
Excellent +15%

SEATTLE SKYLINE

Average +5%
Good +10%
Excellent +15%

Traffic Adjustments

Extreme -25% to -30%
High -15% to -20%
Moderate -5% to -10%

Topography Adjustments

-5% to -85%

Excess Land

+5% to + 35%

Flag Lot Adjustment

-5%

Restricted Size/Shape Adjustments

-5% to -50%

OSD Costs

(On site Development costs)

2 Lots: -10% to -15%
3 Lots: -20% to -30%
4 Lots: -35% to -40%
5 Lots: -40% to -50%
6+ Lots: -50%+

Wetlands

-5% to -85%

Other Nuisances Adjustments

-5% to -15% (Commercial Nuisances)

* Costs derived from area Builders

All adjustments are cumulative

**Vacant Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
002	123400	0245	10/21/2005	\$745,000	8,847	N	N
002	169240	0005	7/18/2005	\$455,000	9,000	N	N
002	169240	0050	9/27/2005	\$515,000	10,900	N	N
002	243200	0010	12/6/2005	\$543,500	9,490	N	N
002	243200	0020	5/27/2005	\$525,000	9,490	N	N
002	264950	0185	4/11/2005	\$600,000	8,925	Y	N
002	410050	0030	10/17/2005	\$600,000	10,645	Y	N
002	415180	0270	7/19/2005	\$450,000	6,245	N	N
002	415180	0290	9/13/2005	\$525,000	6,228	N	N
002	415180	0295	5/9/2005	\$495,000	6,337	N	N
002	415180	0310	2/23/2005	\$468,850	6,925	Y	N
002	415180	0460	8/5/2005	\$540,000	6,067	N	N
002	788260	0290	5/18/2005	\$875,000	10,457	Y	N
002	792325	0100	8/3/2006	\$1,100,000	12,575	Y	N
002	792325	0100	10/6/2006	\$1,400,000	12,575	Y	N
002	936670	0040	5/5/2005	\$430,000	7,500	N	N
002	936720	0020	7/19/2006	\$530,000	10,000	N	N
002	941390	0025	3/18/2006	\$600,000	8,260	N	N
002	941390	0035	7/22/2005	\$550,000	7,500	N	N
002	954420	0451	1/24/2005	\$360,000	8,636	N	N
002	954420	0454	5/26/2005	\$390,000	5,985	N	N
002	082505	9111	11/7/2006	\$880,000	11,375	N	N
002	082505	9243	12/13/2006	\$890,000	11,499	Y	N
002	123400	0725	8/10/2006	\$825,000	10,401	Y	N
002	123400	0725	7/11/2005	\$650,000	10,401	Y	N
002	123400	0728	6/6/2005	\$590,000	10,769	Y	N
002	123400	0745	4/28/2005	\$482,000	14,350	Y	N
002	123400	0750	3/27/2006	\$700,000	17,612	Y	N
002	169290	0090	2/10/2005	\$507,500	13,450	N	N
002	169290	0095	3/1/2005	\$499,900	10,046	N	N
002	172505	9321	4/20/2005	\$2,900,000	13,025	Y	N
002	172505	9334	3/15/2006	\$1,000,000	10,196	Y	N
002	172505	9335	3/10/2006	\$915,000	9,150	Y	N
002*	376170	0045	3/26/2007	\$2,790,000	25,320	Y	Y
002	410050	0005	4/21/2005	\$525,000	9,360	Y	N
002	415180	0465	1/25/2005	\$425,000	5,982	N	N
002	721590	0025	5/24/2006	\$675,000	8,350	N	N
002	721590	0025	3/17/2005	\$550,000	8,350	N	N
002	788260	0290	11/29/2006	\$675,000	10,457	Y	N
002	788260	0326	2/1/2005	\$407,500	10,838	N	N
002	934890	0472	5/26/2005	\$350,000	8,645	N	N
002	935390	0525	7/28/2006	\$300,000	8,111	N	N

**Vacant Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
002	941410	0050	7/27/2006	\$655,200	10,312	Y	N
002	941410	0052	8/22/2006	\$550,000	12,451	N	N
002	954420	0275	5/3/2005	\$606,000	11,189	Y	N
002	954420	0422	12/14/2007	\$415,000	8,850	N	N
002	954420	0431	3/20/2007	\$625,000	12,000	N	N
003*	033310	0260	9/9/2003	\$1,550,000	14,101	Y	Y
008	012000	0267	5/18/2006	\$505,000	13,125	N	N
008	085600	0335	1/3/2005	\$689,000	9,600	N	N
008	085600	0450	7/12/2006	\$955,000	8,271	Y	N
008	085600	0450	10/30/2006	\$1,300,000	8,271	Y	N
008	085600	0595	11/28/2005	\$850,000	10,800	Y	N
008	085600	0760	1/21/2005	\$690,000	7,934	N	N
008	085600	1095	3/23/2005	\$510,000	6,000	N	N
008	123510	0250	4/14/2005	\$750,000	6,300	Y	N
008	123510	0360	4/28/2005	\$280,330	9,688	N	N
008	123510	0360	10/13/2005	\$315,000	9,688	N	N
008	123510	0361	4/28/2005	\$280,330	8,780	N	N
008	123630	0305	8/4/2006	\$390,000	8,880	N	N
008	123890	0225	2/16/2005	\$410,000	5,146	N	N
008	124500	0587	4/12/2005	\$430,000	9,600	N	N
008	124500	1610	3/29/2007	\$585,000	9,035	N	N
008	124500	1610	10/16/2007	\$695,000	9,035	N	N
008	124500	1753	1/23/2006	\$490,000	12,160	N	N
008	124500	1754	2/16/2006	\$479,000	9,780	N	N
008	124500	1869	10/5/2006	\$750,000	15,000	N	N
008	124500	2281	3/15/2006	\$400,000	11,000	N	N
008	124500	2281	3/13/2007	\$490,000	11,000	N	N
008	124500	2361	12/19/2005	\$540,000	6,931	N	N
008	124500	2361	9/5/2006	\$625,000	6,931	N	N
008	124500	2565	10/25/2005	\$600,000	9,000	N	N
008	124500	2676	3/24/2005	\$620,000	10,800	N	N
008	124500	3381	2/3/2006	\$546,000	9,664	N	N
008	124550	0020	5/13/2005	\$350,000	9,000	N	N
008	124550	0270	5/24/2005	\$535,000	7,000	N	N
008	124550	0526	10/21/2005	\$1,000,000	9,350	N	N
008	124550	0526	5/31/2007	\$1,300,000	9,350	N	N
008	124550	0528	10/18/2006	\$875,000	15,000	N	N
008	124550	0665	8/3/2006	\$510,000	6,930	N	N
008	148930	0110	3/16/2005	\$707,500	9,000	N	N
008	148930	0126	3/16/2005	\$300,000	6,000	N	N
008	172080	0115	8/2/2005	\$675,000	7,500	Y	N
008	172080	0145	9/28/2006	\$630,000	6,000	N	N
008	172080	0155	2/23/2005	\$600,000	4,272	N	N
008	172080	0170	3/14/2005	\$450,000	5,700	N	N
008	187500	0330	6/17/2005	\$750,000	4,631	N	N
008	250550	0060	9/13/2005	\$754,000	8,617	Y	N

**Vacant Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
008	264950	0070	5/25/2006	\$730,000	5,125	Y	N
008	312605	9043	9/19/2006	\$900,000	17,728	Y	N
008	322605	9084	5/3/2005	\$355,000	9,781	N	N
008	322605	9138	5/17/2007	\$425,000	10,890	N	N
008	332605	9128	4/26/2005	\$346,000	9,000	N	N
008	358480	0050	6/26/2005	\$415,000	6,362	N	N
008	358480	0100	7/5/2005	\$412,000	8,868	N	N
008	375890	0125	7/7/2006	\$550,000	16,435	N	N
008	388580	0115	6/9/2006	\$1,050,000	6,050	Y	N
008	388580	0275	6/28/2005	\$875,000	5,100	Y	N
008	388580	0675	3/27/2006	\$800,000	5,725	Y	N
008	388580	0705	11/22/2005	\$1,100,000	11,450	Y	N
008	388580	0715	11/22/2005	\$1,000,000	5,720	Y	N
008	388580	1775	12/19/2005	\$750,000	7,200	Y	N
008	388580	2285	2/8/2006	\$700,000	7,200	Y	N
008	388580	2395	8/10/2005	\$600,000	7,200	N	N
008	388580	3010	1/27/2006	\$800,005	10,800	Y	N
008	388580	3605	11/6/2006	\$699,000	8,960	N	N
008	388580	4241	3/24/2005	\$955,000	12,698	Y	N
008	388580	5045	9/21/2005	\$425,000	7,200	N	N
008	388580	5075	2/23/2007	\$612,000	8,192	N	N
008	388580	5081	2/11/2005	\$425,000	8,064	N	N
008	388580	5140	5/18/2005	\$395,000	12,000	N	N
008	388580	5160	6/8/2005	\$495,000	7,560	N	N
008	388580	5175	5/3/2005	\$450,000	7,200	N	N
008	388580	5185	7/11/2005	\$370,000	7,200	N	N
008	388580	5195	3/30/2006	\$450,000	7,200	N	N
008	388580	5350	4/11/2005	\$365,000	7,680	N	N
008	388580	5665	8/29/2005	\$425,000	10,800	N	N
008	388580	6360	6/30/2005	\$572,000	7,200	N	N
008	388580	6655	2/1/2006	\$625,000	5,222	Y	N
008	388580	7100	4/5/2006	\$552,500	5,500	N	N
008	388580	7241	11/23/2005	\$646,000	8,250	N	N
008	388580	8025	5/11/2005	\$585,000	5,100	N	N
008	388580	8025	5/19/2006	\$670,000	5,100	N	N
008	388690	1990	11/23/2005	\$390,000	10,800	N	N
008	398270	3035	11/28/2005	\$480,000	9,664	N	N
008	398270	3050	3/9/2006	\$445,000	9,536	N	N
008	398270	3095	3/8/2006	\$525,000	9,000	N	N
008	398270	3460	11/15/2006	\$560,000	9,329	N	N
008	430820	0150	12/26/2006	\$689,950	8,975	N	N
008	664200	0280	6/7/2005	\$400,000	12,500	N	N
008	082505	9349	4/19/2007	\$462,500	8,501	N	N
008	085600	1280	6/1/2006	\$450,000	7,706	N	N
008	085600	1400	6/7/2006	\$599,000	8,323	N	N
008	123510	0260	3/7/2005	\$310,000	5,208	N	N

**Vacant Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
008	123570	0051	5/23/2005	\$295,000	8,635	N	N
008	124500	0269	6/6/2005	\$440,000	9,426	Y	N
008	124500	1981	11/21/2005	\$393,000	17,537	N	N
008	124500	2231	3/22/2006	\$475,000	9,003	N	N
008	124500	2232	3/22/2006	\$450,000	7,503	N	N
008	124500	2322	1/2/2007	\$525,000	8,301	N	N
008	124500	2322	4/20/2006	\$500,000	8,301	N	N
008	124500	2835	7/24/2006	\$655,000	7,200	N	N
008	124500	3266	6/7/2005	\$425,000	8,753	N	N
008	124500	3330	7/23/2007	\$1,000,000	9,003	N	N
008	124550	0580	7/19/2005	\$550,000	10,270	N	N
008	124550	0635	7/13/2005	\$850,000	8,234	N	N
008	124550	0636	2/25/2005	\$875,000	9,666	N	N
008	124550	0651	2/15/2005	\$515,000	11,200	N	N
008	124550	0668	6/23/2006	\$610,000	8,052	N	N
008	250550	0041	1/25/2005	\$360,000	8,281	N	N
008	375890	0290	3/2/2005	\$200,000	20,971	N	N
008	375890	0290	2/21/2006	\$220,000	20,971	N	N
008	375890	0291	3/14/2005	\$205,000	15,319	N	N
008	388580	0135	1/20/2006	\$900,000	5,500	Y	N
008	388580	0825	8/29/2005	\$775,000	5,725	Y	N
008	388580	1440	1/17/2007	\$875,000	7,200	Y	N
008	388580	2540	3/21/2006	\$715,000	7,200	Y	N
008	388580	4160	6/28/2005	\$650,950	5,222	N	N
008	388580	4390	2/10/2005	\$555,000	5,222	N	N
008	388580	6890	5/8/2006	\$662,000	5,100	N	N
008	388580	6890	4/13/2005	\$420,000	5,100	N	N
008	388580	6990	1/30/2007	\$450,000	5,500	N	N
008	388690	2952	7/5/2005	\$395,000	8,096	N	N
008	398270	3015	9/13/2007	\$520,000	6,997	N	N
008	889100	0107	8/28/2006	\$440,000	9,370	N	N
008	935490	0180	4/11/2006	\$848,000	8,800	Y	N
008	935490	0180	4/18/2005	\$726,000	8,800	Y	N
009*	062405	9040	7/23/2004	\$1,325,000	19,250	Y	Y
009*	234430	0065	7/26/2004	\$1,300,000	23,130	Y	Y
009*	438920	0953	6/14/2007	\$4,200,000	46,703	Y	Y
009*	644730	0030	2/15/2005	\$5,500,000	32,487	Y	Y

Note: subarea with "*" indicates waterfront sales from 84-2, 84-3, and 33-9.

**Vacant Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	169240	0010	5/26/2005	\$720,000	SEGREGATION AND/OR MERGER;
002	172505	9162	6/7/2005	\$360,000	TEAR DOWN;
002	172505	9261	4/26/2006	\$1,665,000	PRELIMINARY SHORTPLAT APPROVAL;
002	172505	9321	3/20/2006	\$2,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	415180	0410	1/3/2005	\$446,000	TEAR DOWN;
002	936720	0200	3/3/2006	\$375,000	NO MARKET EXPOSURE;
002	941410	0051	3/29/2006	\$575,000	NO MARKET EXPOSURE;
002	954420	0108	7/25/2006	\$780,000	BUILDER OR DEVELOPER SALES;
002	954420	0114	3/16/2006	\$830,000	BUILDER OR DEVELOPER SALES;
002	954420	0275	2/9/2005	\$250,000	NO MARKET EXPOSURE;
002	954420	0454	6/13/2006	\$809,000	BUILDER OR DEVELOPER SALES;
002	980859	0170	1/4/2006	\$650,000	NO MARKET EXPOSURE;
008	123570	0051	3/21/2006	\$335,000	NO MARKET EXPOSURE;
008	123570	0052	3/21/2006	\$335,000	NO MARKET EXPOSURE;
008	123570	0053	6/29/2006	\$335,000	NO MARKET EXPOSURE;
008	123570	0058	6/28/2006	\$335,000	NO MARKET EXPOSURE;
008	123570	0059	3/21/2006	\$335,000	NO MARKET EXPOSURE;
008	123570	0064	3/21/2006	\$335,000	NO MARKET EXPOSURE;
008	124500	2322	3/22/2006	\$125,000	NON-REPRESENTATIVE SALE;
008	124500	2391	6/15/2007	\$355,000	BUILDER OR DEVELOPER SALES;
008	264950	0070	2/7/2007	\$196,667	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	322605	9170	1/14/2005	\$514,950	NO MARKET EXPOSURE;
008	322605	9174	9/14/2005	\$245,000	CORPORATE AFFILIATES;
008	322605	9175	10/19/2005	\$347,500	NO MARKET EXPOSURE;
008	369910	0091	7/12/2006	\$125,000	NO MARKET EXPOSURE;
008	375890	0021	12/22/2006	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	375890	0070	1/28/2005	\$2,100,000	BUILDER OR DEVELOPER SALES;
008	388580	6360	3/13/2006	\$228,707	QUIT CLAIM DEED;
008	388690	2952	4/1/2005	\$275,000	NO MARKET EXPOSURE;
008	388690	2952	2/7/2005	\$70,000	NON-REPRESENTATIVE SALE;
008	388690	3281	3/15/2007	\$430,000	NO MARKET EXPOSURE;
008	390010	0390	6/6/2007	\$2,400,000	BUILDER OR DEVELOPER SALES;
008	419170	0071	3/26/2007	\$325,000	CORPORATE AFFILIATES;
008	516700	0070	7/29/2005	\$415,000	BUILDER OR DEVELOPER SALES;
008	741950	0100	9/21/2006	\$410,000	NO MARKET EXPOSURE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 1/2008 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

Area 74 Kirkland is located on the East side of Lake Washington, to the North of Bellevue and South of Juanita, and surrounds the central business district of downtown Kirkland. There is a great diversity in the area. It is comprised of non-waterfront and waterfront properties built from the late 1900's to present, building grades from 3 to 13, with an intermingling of town homes, condominiums, and commercial properties. There are several distinct neighborhoods: West of Market, Norkirk/Mossbay, Highlands/Everest and Juanita in Area 74-8; Central Houghton and Lakeview neighborhoods in Area 74-2. The Western portion of Area 74 has views of Lake Washington, the Olympic Mountains, Territory and the City of Seattle skyline. There continues to be a lot of residential development in the Kirkland area; with the lack of vacant, buildable sites, much of the development has involved demolition of existing residences or major renovations to existing residences. Typically the residences that are demolished are small in size, and are average or below average construction. The market reflects higher sales prices for sites with views, larger lots, and proximity to downtown Kirkland; however, even smaller sites with limited or no views are being purchased and existing residences demolished. Area 74's South and East perimeter is surrounded by a interstate multi-lane freeway and a state multi-lane freeway, creating convenient access to Seattle and other Eastside communities.

The sales sample is a good representation of most of the characteristics for the population. The exceptions are waterfront, building grades less than 7, and building grade 13 homes. Appraiser judgment was utilized in valuing the exception parcels.

The waterfront area of 74-8 was previously valued by the Northwest district (who value Juanita waterfront); the waterfront area of 74-2 was previously valued by the Residential Group, (who previously valued residences on commercially-zoned land). Both of these waterfront sub-areas are now part of this Area 74's physical inspection. There were only 3 waterfront improved sales out of a waterfront population of 120. Minimum value plus accessory dock value was applied to lower grade residences (grade 7 or less), and TRCNLD (Total Replacement Cost less Depreciation) or appraiser judgment was applied to all other residences.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

Model Area 74

The majority of parcels in Area 74 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical software).

Variable	Definition/Transformation
Neighborhood 2	=If neighborhood equals 2, then the coefficient times the natural log of 10.
Neighborhood 3	=If neighborhood equals 3, then the coefficient times the natural log of 10.
Neighborhood 5	=If neighborhood equals 5, then the coefficient times the natural log of 10.
Neighborhood 7	=If neighborhood equals 7, then the coefficient times the natural log of 10.
Base land	=The coefficient times the natural log of base land divided by 1000.
Total RCNLD	=The coefficient times the natural log of Total RCNLD divided by 1000.
Age	=The coefficient times the natural log of age +1.
Old Age greater than 69 years	=If age greater than 69, then the coefficient times the natural log of 10.
Very Good Condition	=If condition equals 5, then the coefficient times the natural log of 10.
Total Views	=If total view greater than 0, then the coefficient times the natural log of 10.
View Utilization (reverse Floor Plans)	=If view utilization greater than 0, then the coefficient times the natural log of 10.
Grade equals 7	=If grade equals 7, then the coefficient times the natural log of 10.
Grade equals 8	=If grade equals 8, then the coefficient times the natural log of 10.
Grade equals 9	=If grade equals 9, then the coefficient times the natural log of 10.
Grade equals 11	=If grade equals 11, then the coefficient times the natural log of 10.
Grade equals 12	=If grade equals 12, then the coefficient times the natural log of 10.

Improved Model Calibration (continue)

Variable	Coefficients
Intercept	= 3.051367
Nghb2	= 0.01700437
Nghb3	=-0.0705
Nghb5	=-0.0487
Nghb7	=-0.0170
BaselandC	= 0.321
TotalRCNLDC	= 0.3549663
AgeC	=-0.09104157
OldAgeYN	= 0.0539042
VGoodYN	= 0.03633672
TotViewC	= 0.05781095
ViewUtilYN	= 0.04270399
Grade 7	=-0.02660911
Grade 8	=-0.0382066
Grade 9	=-0.02436225
Grade 11	= 0.04258629
Grade 12	= 0.04897716

Improved Parcel Valuation Model:

$$\begin{aligned}
 \text{EMV} = & \text{EXP}(3.051367 + 0.01700437 * \text{Nghb2YN} - 0.0704724 * \text{Nghb3YN} - 0.04872785 * \text{Nghb5YN} - \\
 & 0.01704201 * \text{Nghb7YN} + .3205993 * \text{BaseLandC} + .3549663 * \text{TotalRcnldC} - 0.09104157 * \text{AgeC} + \\
 & .0539042 * \text{OldAgeYN} + 0.03633672 * \text{VGoodYN} + 0.05781095 * \text{TotViewC} + \\
 & 0.04270399 * \text{ViewUtilYN} - 0.02660911 * \text{Grade7} - .0382066 * \text{Grade8} - 0.02436225 * \text{Grade9} + \\
 & 0.04258629 * \text{Grade11} + 0.04897716 * \text{Grade12}) * 1000
 \end{aligned}$$

Truncated to nearest \$1,000

EMV = Total Value
Land Value = Baseland Value
Improvement Value = EMV - Baseland Value

Improved Model Calibration (continue)

Exceptions:

EMV values were not generated for:

- Grade 13
- Building grade <7
- Condition <3
- Parcels with more than one building
- Improvement values <\$25,000
- If land is valued as more than 1 site
- If total EMV is less than baseland value
- If improvement value <=\$10,000 since previous physical revalue and no change to improvement.
- Waterfront

Valuation Methods for exceptions:

Improvement value if:

Grade 13	= EMV improvement calculation for Grade 12, then x 1.35
No Change to improvement	= Previous value
Condition Poor	= \$1,000
Condition Fair	= \$5,000
More than 1 site	=\$10,000
Building Grade <7	=\$10,000
Multi-imps:	
Building #1 Grade<7	=\$11,000 (\$10,000 + \$1,000)
Building #2 Grade<7	
Building #1 Grade>6	=EMV + \$1,000
Building #2 Grade<7	
Building #1 Grade>6	=EMV + RCNLD for Imp #2
Building #2 Grade>6	

EMV less than baseland value:

= minimum values from \$15,000 to \$25,000

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 Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	206240	0011	8/1/2007	\$517,000	960	400	7	1978	4	11,652	N	N	4910 114TH AVE NE
002	304170	0105	7/3/2006	\$615,000	1020	1020	7	1958	4	11,337	Y	N	5826 114TH AVE NE
002	941400	0110	8/19/2005	\$598,800	1090	300	7	1963	4	8,900	Y	N	10531 NE 48TH PL
002	415180	0475	7/31/2006	\$758,000	1120	0	7	1942	5	5,938	N	N	6520 103RD AVE NE
002	936670	0065	10/10/2006	\$630,000	1190	570	7	1969	5	7,500	N	N	6032 111TH PL NE
002	243200	0105	6/12/2007	\$518,000	1240	0	7	1956	4	9,549	N	N	10705 NE 45TH ST
002	265000	0098	9/8/2006	\$3,500,000	1260	0	7	1938	3	12,375	Y	Y	6215 LAKE WASHINGTON BLVD NE
002	120150	0070	5/22/2006	\$595,250	1280	0	7	1973	5	10,026	N	N	11209 NE 62ND ST
002	120150	0090	6/11/2007	\$550,000	1290	0	7	1973	4	8,872	N	N	11205 NE 62ND ST
002	941360	0620	3/24/2005	\$680,000	1300	510	7	1968	4	8,550	N	N	4711 110TH AVE NE
002	172505	9209	3/15/2006	\$689,000	1340	860	7	1967	5	11,250	N	N	11219 NE 53RD ST
002	941390	0120	8/26/2005	\$471,000	1380	0	7	1958	4	8,000	N	N	4735 108TH AVE NE
002	941390	0005	5/5/2005	\$465,000	1420	0	7	1958	4	9,992	N	N	4747 108TH AVE NE
002	941360	0260	12/22/2005	\$674,000	1420	1420	7	1963	4	9,755	N	N	4929 111TH AVE NE
002	941360	0610	10/13/2006	\$829,500	1460	1460	7	2004	3	8,560	N	N	4705 110TH AVE NE
002	415180	0350	11/3/2005	\$580,000	1520	0	7	1990	3	6,060	N	N	6526 102ND PL NE
002	741500	0070	5/23/2006	\$680,000	1540	920	7	1967	4	12,564	Y	N	11014 NE 58TH PL
002	941360	0450	3/23/2006	\$595,000	1550	800	7	1963	4	8,550	N	N	10931 NE 49TH ST
002	954420	0232	6/1/2005	\$529,000	1550	0	7	1995	3	9,750	N	N	4533 112TH AVE NE
002	935390	0080	11/9/2005	\$648,500	1560	430	7	1967	4	14,000	N	N	10929 NE 60TH ST
002	415180	0585	7/26/2006	\$685,000	1670	0	7	1995	3	6,288	Y	N	6700 104TH AVE NE
002	941360	0370	8/20/2007	\$625,000	1690	0	7	1962	3	9,000	N	N	4813 109TH AVE NE
002	172505	9214	9/24/2007	\$525,000	1730	0	7	1964	4	8,938	N	N	11349 NE 53RD ST
002	243200	0110	2/17/2006	\$624,000	1780	0	7	1956	4	9,549	N	N	10633 NE 45TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941360	0390	8/18/2006	\$625,000	1980	0	7	1961	4	11,070	N	N	4804 108TH AVE NE
002	941360	0350	4/1/2006	\$692,500	2170	0	7	1965	4	12,220	N	N	4825 109TH AVE NE
002	941360	0530	1/10/2007	\$567,500	2350	0	7	1961	4	9,450	N	N	4724 108TH AVE NE
002	941360	0400	7/24/2006	\$675,000	2370	0	7	1967	4	10,080	N	N	4816 108TH AVE NE
002	172505	9207	1/25/2005	\$679,950	3610	0	7	1978	4	13,461	N	N	11303 NE 60TH ST
002	410450	0140	8/23/2007	\$960,000	1140	430	8	1981	3	18,540	Y	N	4630 LAKE WASHINGTON BLVD
002	330076	0070	9/21/2005	\$622,000	1140	810	8	1985	4	7,200	N	N	10919 NE 66TH PL
002	410141	0070	5/18/2006	\$629,000	1190	360	8	1975	4	8,800	N	N	10612 NE 55TH ST
002	755521	0210	12/12/2006	\$674,950	1200	880	8	1975	4	9,190	N	N	4224 105TH AVE NE
002	082505	9044	8/12/2005	\$515,000	1210	680	8	1984	4	10,270	Y	N	6210 114TH AVE NE
002	980862	0160	5/5/2005	\$475,000	1230	830	8	1977	3	8,480	N	N	10715 NE 52ND ST
002	082505	9046	2/27/2006	\$698,100	1310	1310	8	1965	3	15,623	N	N	11310 NE 60TH ST
002	082505	9299	1/20/2006	\$510,000	1310	790	8	1977	4	15,681	Y	N	11402 NE 60TH ST
002	268070	0280	5/23/2007	\$680,000	1340	450	8	1976	4	8,372	N	N	11212 NE 59TH PL
002	410141	0230	2/5/2007	\$599,000	1370	640	8	1975	4	8,000	Y	N	5808 106TH AVE NE
002	330076	0360	6/18/2007	\$566,896	1400	0	8	1984	4	7,500	N	N	6205 111TH AVE NE
002	268070	0150	5/9/2007	\$675,000	1420	760	8	1977	5	10,215	N	N	11231 NE 58TH PL
002	172505	9240	2/22/2005	\$689,000	1440	810	8	1962	4	12,600	N	N	5042 112TH AVE NE
002	666580	0110	5/23/2005	\$628,000	1490	1490	8	1969	5	9,075	Y	N	6515 114TH AVE NE
002	410101	0010	5/12/2005	\$485,000	1500	0	8	1976	4	9,414	N	N	6006 105TH AVE NE
002	941360	0140	2/15/2006	\$553,500	1510	0	8	1968	4	9,440	N	N	4716 110TH AVE NE
002	330076	0020	6/13/2007	\$632,000	1530	0	8	1984	4	6,773	N	N	10918 NE 66TH PL
002	330076	0020	7/17/2006	\$606,000	1530	0	8	1984	4	6,773	N	N	10918 NE 66TH PL
002	667890	0140	10/31/2007	\$698,888	1560	650	8	1974	4	8,955	Y	N	11224 NE 61ST PL
002	268070	0260	4/11/2006	\$749,000	1570	800	8	1977	4	8,507	N	N	11220 NE 59TH PL
002	666580	0130	3/16/2005	\$649,250	1640	1400	8	1964	4	10,988	Y	N	6511 114TH AVE NE
002	330076	0370	7/11/2007	\$640,000	1660	0	8	1985	4	7,700	N	N	6204 110TH AVE NE
002	330076	0190	2/5/2007	\$650,000	1680	880	8	1986	4	7,200	N	N	10828 NE 64TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	169240	0090	9/12/2005	\$460,000	1780	0	8	1987	3	9,430	N	N	11119 NE 68TH ST
002	410101	0030	5/11/2006	\$740,000	1790	630	8	1977	4	8,500	N	N	6026 105TH AVE NE
002	330076	0420	9/19/2005	\$625,000	1790	1300	8	1985	3	7,204	N	N	6304 110TH AVE NE
002	667890	0180	12/6/2006	\$575,000	1820	0	8	1974	4	8,724	N	N	11208 NE 61ST PL
002	330076	0290	2/10/2005	\$495,000	1820	0	8	1984	4	7,220	N	N	11009 NE 64TH ST
002	792325	0040	6/16/2006	\$1,137,000	1820	440	8	1999	3	10,950	Y	N	6225 102ND PL NE
002	755520	0270	10/3/2006	\$575,000	1860	0	8	1969	4	12,075	N	N	4222 107TH PL NE
002	941400	0040	8/10/2005	\$965,000	1930	1310	8	1970	5	8,840	Y	N	10516 NE 48TH PL
002	268070	0270	7/19/2007	\$550,000	2100	0	8	1976	4	9,127	N	N	11218 NE 59TH PL
002	172505	9045	5/21/2007	\$865,000	2130	0	8	1988	4	15,385	N	N	4114 LAKE WASHINGTON BLVD NE
002	941360	0070	2/6/2005	\$690,000	2150	0	8	1976	4	13,140	N	N	4910 111TH AVE NE
002	206240	0035	6/20/2007	\$935,000	2160	1060	8	2000	3	12,377	N	N	11311 NE 50TH PL
002	123400	0540	3/3/2005	\$970,000	2180	0	8	1999	3	8,557	Y	N	10425 NE 58TH ST
002	410140	0030	5/17/2005	\$535,000	2220	0	8	1974	4	8,750	N	N	6004 106TH AVE NE
002	410450	0030	9/22/2005	\$725,000	2360	0	8	1980	4	6,479	Y	N	4813 LAKE WASHINGTON BLVD NE
002	941400	0010	3/14/2007	\$870,000	2420	540	8	1951	4	8,840	Y	N	10538 NE 48TH PL
002	935390	0026	7/10/2007	\$880,000	2990	0	8	1985	4	8,500	N	N	10815 NE 60TH ST
002	246540	0180	6/12/2007	\$1,121,194	1300	1210	9	1995	3	6,955	Y	N	5802 LAKEVIEW DR NE
002	124620	0080	9/12/2006	\$1,250,000	1410	740	9	1987	3	11,646	Y	N	10223 NE 62ND ST
002	346900	0020	1/26/2006	\$775,000	1620	930	9	1968	5	7,475	Y	N	11212 NE 63RD ST
002	980859	0590	1/26/2005	\$523,000	2090	0	9	1986	3	12,053	N	N	11130 NE 37TH CT
002	980863	0240	6/28/2007	\$875,000	2090	515	9	1979	4	1,979	Y	N	4918 102ND LN NE
002	980863	0190	2/16/2006	\$698,000	2090	515	9	1979	4	2,200	Y	N	5022 102ND LN NE
002	980863	0200	8/22/2005	\$595,500	2090	515	9	1979	4	2,200	Y	N	5020 102ND LN NE
002	082505	9320	4/23/2007	\$755,000	2150	0	9	1988	3	8,500	N	N	10825 NE 62ND ST
002	123400	0594	9/25/2006	\$830,000	2160	0	9	1985	4	10,078	N	N	10620 NE 53RD ST
002	980861	0420	9/19/2005	\$655,000	2170	650	9	1980	3	10,416	N	N	3801 110TH PL NE
002	346900	0040	10/26/2005	\$849,000	2170	1350	9	1968	5	7,505	Y	N	11229 NE 63RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	980863	0170	9/21/2005	\$588,000	2190	0	9	1979	4	2,442	Y	N	4817 102ND LN NE
002	980863	0090	6/26/2006	\$759,000	2200	0	9	1979	4	2,736	Y	N	4919 102ND LN NE
002	980864	0100	7/8/2005	\$615,000	2200	0	9	1981	5	2,261	Y	N	4515 102ND LN NE
002	082505	9314	3/20/2007	\$835,000	2220	780	9	1987	3	8,504	Y	N	6124 114TH AVE NE
002	082505	9322	12/10/2007	\$750,000	2240	0	9	1989	4	8,501	N	N	10819 NE 62ND ST
002	082505	9322	4/29/2005	\$620,000	2240	0	9	1989	4	8,501	N	N	10819 NE 62ND ST
002	980864	0240	4/20/2005	\$640,000	2250	460	9	1981	4	2,083	N	N	4509 102ND LN NE
002	082505	9324	8/18/2005	\$600,000	2250	0	9	1988	3	8,501	N	N	6032 108TH AVE NE
002	980863	0130	10/27/2005	\$751,750	2275	0	9	1979	4	2,549	Y	N	4907 102ND LN NE
002	082505	9047	7/26/2007	\$850,000	2280	700	9	1982	4	9,016	Y	N	6206 114TH AVE NE
002	980864	0160	11/16/2005	\$605,500	2315	0	9	1981	4	3,023	N	N	4427 102ND LN NE
002	980864	0170	2/20/2007	\$605,000	2315	0	9	1981	4	3,464	N	N	4425 102ND LN NE
002	980864	0040	7/23/2007	\$770,000	2340	0	9	1981	4	1,919	Y	N	4607 102ND LN NE
002	980864	0250	3/31/2006	\$695,000	2340	837	9	1981	4	2,118	N	N	4511 102ND LN NE
002	980863	0280	11/14/2005	\$718,888	2370	0	9	1979	4	1,936	N	N	4824 102ND LN NE
002	980863	0150	8/7/2006	\$850,000	2370	1070	9	1979	4	1,957	Y	N	4827 102ND LN NE
002	980864	0350	11/13/2007	\$875,000	2390	1150	9	1981	4	1,958	Y	N	4617 103RD LN NE
002	980864	0090	7/2/2007	\$811,500	2415	0	9	1981	4	2,186	Y	N	4517 102ND LN NE
002	980864	0080	1/23/2006	\$890,000	2415	0	9	1981	5	2,165	Y	N	4523 102ND LN NE
002	954420	0420	10/8/2007	\$755,000	2470	0	9	1980	4	17,965	N	N	4525 110TH AVE NE
002	172505	9226	7/19/2006	\$750,000	2500	0	9	2000	3	10,663	N	N	11227 NE 53RD ST
002	172505	9226	4/27/2005	\$533,000	2500	0	9	2000	3	10,663	N	N	11227 NE 53RD ST
002	082505	9185	5/25/2005	\$710,000	2530	0	9	1996	3	8,276	N	N	10826 NE 60TH ST
002	082505	9301	1/19/2007	\$790,000	2730	0	9	1977	4	14,375	N	N	6016 108TH AVE NE
002	936670	0190	5/15/2007	\$1,002,588	2900	0	9	1990	4	10,000	N	N	6115 112TH AVE NE
002	941390	0071	8/18/2005	\$1,250,000	2950	2500	9	1962	5	20,289	Y	N	10501 NE 47TH PL
002	980859	0600	6/8/2005	\$692,500	2960	0	9	1985	3	10,081	N	N	11128 NE 37TH CT
002	980859	0090	5/17/2005	\$680,000	3070	0	9	1984	3	11,139	N	N	3842 113TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415180	0225	9/23/2005	\$950,000	3070	0	9	2005	3	6,385	N	N	6578 102ND AVE NE
002	415180	0575	3/18/2005	\$887,000	3070	0	9	2005	3	6,209	N	N	6712 104TH AVE NE
002	415180	0290	6/18/2007	\$1,361,347	3330	0	9	2006	3	6,228	N	N	6519 102ND PL NE
002	415180	0295	5/3/2007	\$1,360,000	3330	0	9	2006	3	6,337	N	N	6525 102ND PL NE
002	172505	9003	1/28/2005	\$890,000	3380	0	9	2004	3	9,712	N	N	5910 110TH AVE NE
002	415180	0425	11/28/2007	\$1,125,000	3510	0	9	2003	3	6,061	N	N	10230 NE 65TH ST
002	169290	0101	4/6/2006	\$915,000	1760	1050	10	1988	4	8,945	Y	N	11218 NE 65TH ST
002	172505	9300	8/29/2006	\$900,000	1810	820	10	1988	3	9,126	Y	N	10401 NE 52ND ST
002	268070	0310	5/3/2005	\$830,995	1810	1800	10	1995	3	21,552	N	N	5920 111TH CT NE
002	980859	0010	7/22/2005	\$721,000	1950	1300	10	1987	3	13,366	N	N	3624 113TH AVE NE
002	980859	0180	5/14/2007	\$1,200,000	2010	1200	10	1984	3	13,083	Y	N	3959 112TH AVE NE
002	788260	0339	7/28/2005	\$975,000	2030	1280	10	1986	3	14,207	Y	N	6025 108TH AVE NE
002	980861	0220	9/22/2005	\$760,000	2050	750	10	1980	4	11,693	Y	N	11113 NE 38TH PL
002	980859	0060	5/20/2005	\$652,000	2230	0	10	1982	3	10,850	N	N	3746 113TH AVE NE
002	980859	0260	3/29/2005	\$845,000	2230	1480	10	1981	3	11,200	Y	N	3763 112TH AVE NE
002	410050	0005	4/12/2006	\$1,650,000	2230	1820	10	2005	3	9,360	Y	N	6515 106TH AVE NE
002	788260	0345	8/1/2005	\$895,950	2300	1160	10	1993	3	9,076	Y	N	10722 NE 60TH ST
002	347180	0045	5/9/2006	\$1,291,000	2325	640	10	1995	3	5,080	Y	N	10120 NE 59TH ST
002	980861	0090	5/17/2007	\$888,000	2360	790	10	1979	3	11,348	N	N	10904 NE 39TH PL
002	410450	0185	4/5/2005	\$883,000	2360	70	10	1987	4	12,500	Y	N	4524 LAKE WASHINGTON BLVD
002	172505	9301	4/1/2005	\$760,000	2370	1780	10	1988	4	9,657	N	N	10405 NE 52ND ST
002	935190	0345	2/14/2007	\$842,500	2510	0	10	1986	4	12,129	Y	N	6302 108TH AVE NE
002	123400	0970	6/14/2007	\$1,700,000	2540	1560	10	1980	5	17,920	Y	N	10418 NE 53RD ST
002	172505	9324	5/4/2007	\$1,400,000	2720	0	10	1997	3	9,721	Y	N	10410 NE 52ND ST
002	172505	9324	2/9/2005	\$993,000	2720	0	10	1997	3	9,721	Y	N	10410 NE 52ND ST
002	980861	0400	6/1/2005	\$750,000	2750	1000	10	1984	4	17,082	N	N	3797 110TH PL NE
002	082505	9332	8/1/2006	\$1,099,950	2870	0	10	1996	3	8,505	N	N	10206 NE 60TH ST
002	415180	0456	6/9/2006	\$1,028,700	2910	1170	10	2004	3	5,920	N	N	10202 NE 65TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	123400	0130	8/27/2007	\$1,090,000	3020	0	10	2000	3	8,885	N	N	5831 108TH AVE NE
002	936670	0040	6/15/2006	\$1,135,000	3030	0	10	2006	3	7,500	N	N	6116 111TH PL NE
002	415180	0545	8/2/2006	\$1,300,000	3050	560	10	2003	3	6,089	Y	N	6725 104TH AVE NE
002	980861	0060	5/21/2007	\$921,000	3140	0	10	1980	4	10,453	N	N	10805 NE 39TH PL
002	123400	0134	6/9/2005	\$800,000	3150	0	10	2000	3	10,030	N	N	5823 108TH AVE NE
002	123400	0980	10/6/2006	\$1,495,000	3280	0	10	1982	5	49,811	N	N	10404 NE 53RD ST
002	415180	0305	11/1/2005	\$1,204,350	3280	0	10	2005	3	7,004	N	N	6535 102ND PL NE
002	954420	0112	2/4/2005	\$780,000	3310	0	10	2003	3	8,535	N	N	5209 111TH LN NE
002	172505	9182	7/13/2005	\$850,000	3340	0	10	1996	3	10,422	N	N	10640 NE 46TH ST
002	172505	9182	5/3/2005	\$830,000	3340	0	10	1996	3	10,422	N	N	10640 NE 46TH ST
002	980859	0240	11/20/2006	\$1,490,000	3350	0	10	1983	3	12,290	Y	N	3849 112TH AVE NE
002	415180	0270	12/3/2007	\$1,200,000	3380	0	10	2006	3	6,245	N	N	6504 102ND AVE NE
002	954420	0111	1/24/2007	\$1,112,500	3390	0	10	2003	3	9,274	N	N	5219 111TH LN NE
002	169240	0012	12/5/2006	\$1,195,000	3400	0	10	2006	3	8,523	N	N	6604 110TH AVE NE
002	169240	0005	11/15/2006	\$1,227,875	3430	0	10	2006	3	9,000	N	N	11004 NE 65TH ST
002	415180	0145	1/3/2007	\$1,499,000	3430	1630	10	2006	3	6,139	Y	N	6577 102ND AVE NE
002	172505	9331	3/27/2007	\$1,345,000	3490	0	10	2006	3	8,515	N	N	5050 112TH AVE NE
002	954420	0451	1/9/2007	\$1,195,000	3570	0	10	2006	3	8,636	N	N	10853 NE 47TH ST
002	954420	0115	7/14/2006	\$1,000,000	3610	0	10	2004	3	8,868	N	N	5234 111TH LN NE
002	169240	0120	7/13/2005	\$1,006,000	3630	0	10	2001	3	9,126	N	N	11130 NE 65TH ST
002	980859	0170	8/8/2007	\$1,636,783	3820	0	10	2006	3	12,498	Y	N	3966 112TH AVE NE
002	954420	0260	10/23/2007	\$1,505,000	4060	0	10	2007	3	12,353	N	N	4705 112TH AVE NE
002	721590	0020	1/4/2006	\$1,549,950	4060	0	10	2005	3	9,486	N	N	6303 105TH AVE NE
002	954420	0275	11/29/2007	\$1,642,500	4180	0	10	2007	3	11,189	Y	N	4735 112TH AVE NE
002	954420	0277	5/1/2007	\$1,695,000	4240	0	10	2006	3	11,189	Y	N	4731 112TH AVE NE
002	415180	0410	6/21/2006	\$1,500,000	2000	1540	11	2005	3	5,971	Y	N	10250 NE 65TH ST
002	788260	0313	7/6/2006	\$1,300,000	2100	1200	11	1986	4	13,165	Y	N	6223 108TH AVE NE
002	124620	0093	9/13/2005	\$1,950,000	2210	1580	11	1999	3	8,533	Y	N	10259 NE 62ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788260	0295	2/23/2005	\$1,379,000	2330	1580	11	1998	3	12,075	Y	N	6429 108TH AVE NE
002	172505	9323	6/14/2006	\$1,900,000	2360	2070	11	1997	4	11,009	Y	N	10423 NE 53RD ST
002	082505	9333	4/7/2006	\$1,700,000	3060	1020	11	1997	3	8,502	Y	N	10210 NE 60TH ST
002	954420	0261	1/8/2007	\$1,611,453	3450	1750	11	2006	3	12,540	N	N	4709 112TH AVE NE
002	415180	0465	3/1/2006	\$1,545,000	3560	760	11	2005	3	5,982	N	N	6530 103RD AVE NE
002	415180	0480	5/24/2007	\$1,535,000	3680	112	11	2004	3	5,940	N	N	6514 103RD AVE NE
002	941390	0070	11/16/2006	\$2,450,000	3740	1510	11	2003	3	17,751	N	N	10420 NE 47TH PL
002	169290	0095	5/29/2006	\$1,440,000	3870	0	11	2005	3	10,046	N	N	6514 112TH AVE NE
002	415180	0540	9/26/2006	\$1,700,000	3890	1210	11	2004	3	7,420	N	N	6719 104TH AVE NE
002	169240	0105	5/15/2006	\$1,345,000	3920	0	11	2000	3	13,134	N	N	6601 112TH AVE NE
002	169290	0090	4/6/2006	\$1,385,000	3980	0	11	2005	3	13,450	N	N	6524 112TH AVE NE
002	123400	0031	3/31/2006	\$1,402,000	4080	0	11	2005	3	9,004	N	N	5817 106TH AVE NE
002	123400	0032	3/22/2006	\$1,412,500	4140	0	11	2005	3	9,004	N	N	5901 106TH AVE NE
002	169240	0058	3/27/2006	\$1,450,000	4280	0	11	2005	3	9,200	N	N	11010 NE 65TH ST
002	169240	0055	3/22/2006	\$1,475,000	4280	0	11	2005	3	10,700	N	N	11016 NE 65TH ST
002	169240	0015	4/6/2005	\$1,095,000	4300	0	11	2001	3	12,800	N	N	6608 110TH AVE NE
002	172505	9159	3/14/2006	\$1,625,000	4350	0	11	2005	3	8,526	N	N	5044 112TH AVE NE
002	169240	0050	3/22/2007	\$1,526,750	4400	0	11	2007	3	10,900	N	N	6517 111TH AVE NE
002	123400	0030	1/22/2007	\$1,539,000	4540	0	11	2006	3	8,778	N	N	5811 106TH AVE NE
002	123400	0033	5/19/2006	\$1,495,000	4560	0	11	2006	3	8,778	N	N	5903 106TH AVE NE
002	172505	9273	8/26/2005	\$2,140,000	2930	2090	12	1991	3	19,602	Y	N	10428 NE 52ND ST
002	781880	0010	4/6/2006	\$2,350,000	3150	2000	12	2005	3	9,751	Y	N	5607 104TH AVE NE
002	264950	0185	2/15/2007	\$2,450,000	3360	430	12	2006	3	8,925	Y	N	10212 NE 64TH ST
002	410450	0135	6/22/2007	\$1,900,000	3810	1450	12	1995	5	13,831	Y	N	4812 LAKE WASHINGTON BLVD NE
002	172505	9316	11/22/2005	\$3,000,000	4900	1430	13	2000	3	13,296	Y	N	10433 NE 43RD ST
008	123630	0120	10/25/2007	\$575,000	870	870	7	1949	5	10,000	N	N	11417 NE 100TH ST
008	123630	0120	9/15/2005	\$478,500	870	870	7	1949	5	10,000	N	N	11417 NE 100TH ST
008	398270	3490	8/8/2005	\$467,500	920	0	7	1999	3	7,800	N	N	635 12TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	388580	6340	7/22/2005	\$925,000	920	1000	7	1992	4	7,200	N	N	215 9TH AVE
008	123630	0110	9/7/2007	\$500,000	940	810	7	1936	5	8,500	N	N	11232 NE 97TH ST
008	388580	6060	2/21/2005	\$480,000	960	600	7	1967	4	8,840	N	N	804 4TH ST
008	180790	0225	2/18/2005	\$550,000	970	0	7	1988	3	9,000	N	N	423 6TH AVE S
008	388580	5105	4/19/2006	\$515,000	1000	0	7	1964	5	7,200	N	N	430 9TH AVE
008	375950	0008	8/30/2005	\$350,000	1000	1000	7	1959	3	10,649	N	N	10404 NE 110TH ST
008	111250	0040	1/2/2007	\$537,000	1010	670	7	1965	4	8,584	N	N	1307 5TH ST
008	388580	5091	7/31/2006	\$565,000	1010	0	7	1961	4	7,560	N	N	416 9TH AVE
008	390100	0040	10/16/2007	\$469,900	1010	0	7	1986	4	6,609	N	N	11125 112TH AVE NE
008	390100	0130	1/8/2007	\$446,500	1010	0	7	1986	4	9,100	Y	N	11123 NE 111TH PL
008	124710	0053	1/10/2005	\$447,000	1010	900	7	1978	5	7,200	N	N	11413 NE 90TH ST
008	303900	0080	7/16/2007	\$530,625	1010	510	7	1982	5	10,217	N	N	10712 NE 114TH PL
008	388580	5385	9/7/2005	\$560,000	1030	510	7	1961	4	6,300	N	N	918 6TH ST
008	124500	0136	8/19/2005	\$426,000	1030	480	7	1981	3	11,215	N	N	1951 2ND ST
008	390100	0090	2/23/2007	\$398,000	1030	0	7	1986	4	13,300	N	N	11112 NE 111TH PL
008	809960	0100	10/5/2005	\$464,950	1030	720	7	1981	5	11,713	N	N	10810 107TH PL NE
008	123940	0230	11/8/2006	\$690,000	1040	770	7	1955	4	20,902	N	N	399 SLATER ST
008	124500	3700	5/1/2006	\$650,000	1040	1040	7	1961	3	9,600	N	N	233 10TH AVE
008	227360	0190	4/19/2007	\$420,000	1050	0	7	1983	3	9,485	N	N	9907 117TH PL NE
008	123650	0010	12/13/2006	\$519,000	1050	0	7	1956	3	6,600	N	N	9509 116TH AVE NE
008	388580	4765	12/8/2005	\$680,000	1050	0	7	1952	4	5,222	N	N	916 MARKET ST
008	124500	2890	2/18/2005	\$750,000	1060	810	7	1920	4	8,864	N	N	1024 2ND ST
008	376440	0130	6/29/2007	\$592,000	1060	440	7	1981	3	7,700	Y	N	10314 113TH CT NE
008	123630	0116	11/13/2006	\$525,000	1070	0	7	1983	3	8,501	Y	N	11245 NE 100TH ST
008	124500	0775	10/14/2005	\$540,200	1080	500	7	1940	5	7,262	N	N	1810 3RD ST
008	388580	6035	4/5/2007	\$711,000	1080	740	7	1968	4	7,800	N	N	808 4TH ST
008	124500	3475	9/15/2005	\$587,000	1080	1080	7	1962	5	7,800	N	N	613 12TH AVE
008	388580	5410	8/20/2007	\$785,000	1080	1080	7	1963	5	7,200	N	N	604 9TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	063100	0040	6/13/2007	\$581,250	1090	600	7	1968	3	7,778	N	N	314 17TH AVE
008	388580	6040	8/3/2005	\$485,000	1090	770	7	1968	4	7,800	N	N	413 9TH AVE
008	080200	0130	8/29/2005	\$420,000	1090	780	7	1962	4	9,500	N	N	11228 115TH PL NE
008	123630	0175	8/21/2006	\$486,089	1100	770	7	1967	4	9,440	N	N	11235 NE 97TH ST
008	123510	0206	12/19/2006	\$587,000	1100	1000	7	1958	4	7,476	N	N	11446 OHDE AVE
008	085600	0135	3/17/2006	\$875,000	1100	400	7	1980	4	4,800	Y	N	602 10TH AVE W
008	369910	0090	12/27/2005	\$499,000	1100	1000	7	1971	5	8,434	N	N	10505 NE 110TH ST
008	124500	1080	5/16/2005	\$510,000	1110	580	7	1974	4	7,208	N	N	1805 1ST ST
008	124500	0100	9/27/2005	\$499,950	1120	840	7	1963	4	13,698	N	N	1933 1ST ST
008	227360	0270	4/4/2005	\$335,000	1130	0	7	1984	3	8,658	N	N	11620 NE 97TH ST
008	123630	0231	5/1/2007	\$635,000	1130	410	7	1954	4	11,006	N	N	11408 NE 95TH ST
008	322605	9071	2/12/2007	\$418,000	1130	0	7	1952	5	9,147	N	N	11204 108TH AVE NE
008	388690	2985	5/16/2005	\$460,000	1130	400	7	1976	3	7,200	N	N	11212 NE 91ST ST
008	124500	1295	7/24/2007	\$665,000	1130	1130	7	1947	4	7,005	Y	N	141 18TH AVE
008	375890	0145	12/18/2007	\$404,500	1150	0	7	1970	4	10,744	N	N	10321 NE 112TH ST
008	227360	0050	10/22/2007	\$473,950	1150	380	7	1983	3	8,875	N	N	9815 116TH PL NE
008	227360	0060	11/18/2005	\$399,500	1150	380	7	1983	3	8,712	N	N	9811 116TH PL NE
008	227360	0410	8/22/2005	\$407,000	1150	380	7	1983	3	9,999	N	N	9509 117TH PL NE
008	227360	0450	3/1/2006	\$412,000	1150	380	7	1983	3	8,503	N	N	9512 117TH PL NE
008	227360	0170	8/31/2007	\$556,000	1150	380	7	1983	4	8,829	N	N	11619 NE 100TH ST
008	948580	0050	8/5/2005	\$549,950	1160	450	7	1981	4	8,064	Y	N	8812 113TH PL NE
008	180790	0180	10/24/2005	\$615,000	1170	1170	7	1957	4	8,000	Y	N	404 7TH AVE S
008	398270	0875	11/28/2006	\$425,000	1180	0	7	1983	3	11,455	N	N	9705 110TH AVE NE
008	369910	0131	5/20/2005	\$328,500	1180	620	7	1963	4	10,020	N	N	11128 105TH AVE NE
008	303900	0040	10/12/2005	\$440,000	1200	350	7	1982	3	8,572	N	N	11409 107TH PL NE
008	124500	0015	12/22/2005	\$485,000	1210	0	7	1948	4	8,990	N	N	1950 MARKET ST
008	124500	1020	6/19/2007	\$700,000	1220	510	7	1979	5	8,000	N	N	1851 2ND ST
008	124500	1828	11/14/2006	\$760,000	1220	680	7	1979	5	7,908	N	N	1605 5TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	227360	0210	9/25/2006	\$440,000	1230	0	7	1983	3	8,540	N	N	9817 117TH PL NE
008	227360	0150	7/25/2005	\$400,000	1230	0	7	1983	3	8,506	N	N	11611 NE 100TH ST
008	124550	0245	3/30/2007	\$597,500	1230	0	7	1926	4	10,000	N	N	2011 MARKET ST
008	124500	1833	4/4/2005	\$540,000	1240	570	7	1979	4	10,000	N	N	512 15TH AVE
008	124500	3006	11/27/2006	\$635,000	1250	890	7	1953	4	9,809	N	N	1290 3RD ST
008	123940	0560	1/17/2006	\$551,000	1250	0	7	1967	4	10,656	Y	N	7620 115TH PL NE
008	259101	0040	9/11/2007	\$515,000	1250	0	7	1986	4	7,029	N	N	11707 NE 105TH LN
008	259101	0040	8/21/2006	\$484,500	1250	0	7	1986	4	7,029	N	N	11707 NE 105TH LN
008	124550	0627	6/20/2007	\$800,000	1260	0	7	1955	5	6,800	N	N	1933 7TH ST W
008	123850	0975	12/4/2007	\$500,000	1260	600	7	1980	4	10,080	N	N	9600 116TH AVE NE
008	123850	0975	8/8/2005	\$449,950	1260	600	7	1980	4	10,080	N	N	9600 116TH AVE NE
008	395550	0070	4/10/2007	\$502,000	1270	580	7	1961	5	10,530	N	N	11412 108TH AVE NE
008	388580	7965	6/20/2006	\$755,000	1270	0	7	1946	5	5,500	N	N	240 6TH AVE
008	388580	6005	2/6/2007	\$660,000	1280	600	7	1977	4	7,200	N	N	429 9TH AVE
008	388580	5640	3/17/2005	\$452,000	1300	0	7	1960	4	7,200	N	N	627 9TH AVE
008	123940	0570	1/31/2005	\$595,000	1300	630	7	1947	5	14,135	Y	N	7624 115TH PL NE
008	259101	0310	5/1/2006	\$385,000	1310	0	7	1982	3	2,750	N	N	11805 NE 105TH CT
008	388580	7231	4/5/2007	\$699,000	1330	0	7	1960	5	7,700	N	N	509 8TH AVE
008	322605	9010	9/5/2007	\$540,000	1330	650	7	1978	4	12,632	N	N	11420 NE 112TH ST
008	369910	0100	6/27/2006	\$395,000	1340	0	7	1962	4	9,929	N	N	11104 105TH AVE NE
008	388580	2150	5/29/2007	\$1,155,000	1340	360	7	1930	4	11,893	Y	N	340 11TH AVE W
008	175020	0120	2/10/2005	\$380,000	1340	640	7	1981	4	9,085	N	N	11418 113TH PL NE
008	521200	0070	11/16/2005	\$452,500	1340	430	7	1976	5	11,473	N	N	11008 106TH AVE NE
008	358480	0120	6/21/2007	\$615,000	1350	0	7	1961	5	7,656	N	N	1216 5TH PL
008	388580	5011	7/12/2006	\$575,000	1350	500	7	1978	3	7,200	N	N	320 9TH AVE
008	123940	0707	7/20/2006	\$450,000	1350	0	7	1952	4	10,318	N	N	11515 NE 75TH ST
008	390010	0740	9/7/2006	\$655,000	1360	650	7	1953	3	5,100	N	N	235 5TH AVE
008	123850	1117	4/24/2006	\$420,000	1360	0	7	1976	4	10,652	N	N	11642 NE 92ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	123850	0990	5/17/2007	\$529,950	1360	0	7	1978	5	10,890	N	N	11613 NE 97TH PL
008	375550	0050	12/10/2007	\$409,450	1370	0	7	1954	4	9,500	N	N	10614 NE 112TH ST
008	259101	0240	5/8/2007	\$399,000	1370	0	7	1987	3	4,102	N	N	11812 NE 105TH CT
008	082505	9271	12/1/2006	\$580,000	1390	770	7	1941	4	12,600	N	N	110 6TH ST S
008	123570	0050	4/15/2007	\$460,000	1400	0	7	1961	4	10,800	N	N	10852 NE 108TH ST
008	664200	0090	8/23/2005	\$427,500	1420	0	7	1963	4	10,150	N	N	11502 NE 100TH ST
008	124500	1766	4/18/2006	\$600,000	1430	590	7	1979	4	8,714	N	N	428 16TH LN
008	388580	7034	3/21/2007	\$789,000	1440	970	7	1969	5	5,500	N	N	315 8TH AVE
008	124500	1870	7/7/2006	\$685,000	1460	1000	7	1974	4	8,094	N	N	408 15TH AVE
008	374000	0110	3/25/2005	\$445,000	1470	0	7	1968	4	10,910	N	N	1505 3RD PL
008	388580	6435	11/3/2006	\$725,000	1470	500	7	1979	4	10,800	N	N	242 8TH AVE
008	227360	0200	1/9/2007	\$454,500	1480	0	7	1983	3	8,855	N	N	9903 117TH PL NE
008	080200	0150	11/3/2006	\$538,500	1480	1040	7	2005	3	9,500	N	N	11212 115TH PL NE
008	080200	0110	10/31/2006	\$416,500	1490	430	7	1962	3	9,375	N	N	11511 NE 113TH PL
008	375610	0085	12/23/2005	\$407,500	1490	0	7	1959	5	10,748	N	N	10170 NE 112TH PL
008	085600	0705	1/10/2006	\$750,000	1500	0	7	1952	4	7,200	N	N	666 14TH AVE W
008	386380	0100	2/7/2007	\$568,500	1500	0	7	1968	4	6,300	N	N	1929 4TH PL
008	521200	0010	2/21/2006	\$539,000	1500	0	7	1962	5	11,355	N	N	11159 106TH AVE NE
008	388580	7085	4/24/2007	\$619,000	1500	0	7	1988	3	5,500	N	N	328 7TH AVE
008	388580	7085	2/6/2006	\$525,000	1500	0	7	1988	3	5,500	N	N	328 7TH AVE
008	123850	1185	6/18/2007	\$710,000	1510	1510	7	1961	5	14,700	N	N	9021 SLATER AVE NE
008	542170	0010	12/22/2005	\$484,000	1520	870	7	1960	4	9,568	N	N	11040 108TH PL NE
008	389310	0817	8/15/2005	\$349,950	1530	0	7	1968	3	9,900	N	N	11515 NE 112TH ST
008	124550	0585	6/21/2005	\$650,000	1530	460	7	1925	5	9,870	N	N	740 18TH AVE W
008	542170	0025	6/20/2006	\$520,000	1530	730	7	1960	3	16,030	N	N	11008 108TH PL NE
008	259101	0180	5/16/2006	\$385,500	1530	0	7	1986	3	2,913	N	N	11826 NE 105TH CT
008	085600	1170	9/19/2005	\$690,000	1530	870	7	1997	3	8,400	N	N	665 17TH AVE W
008	388580	4970	11/28/2005	\$610,000	1540	0	7	1970	4	7,200	N	N	232 9TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	123570	0042	5/31/2006	\$589,950	1550	0	7	1999	3	12,920	N	N	11004 NE 108TH ST
008	327579	0020	4/14/2005	\$499,950	1560	990	7	1979	5	10,400	N	N	10414 115TH PL NE
008	259101	0260	4/28/2006	\$405,000	1560	0	7	1982	4	2,725	N	N	11708 NE 105TH CT
008	259101	0270	7/5/2006	\$429,000	1560	0	7	1982	4	2,907	N	N	11706 NE 105TH CT
008	374000	0070	3/1/2005	\$385,000	1570	0	7	1968	4	8,273	N	N	1521 3RD PL
008	388580	6845	3/21/2006	\$860,000	1570	810	7	1933	5	5,100	N	N	137 8TH AVE
008	123850	1098	7/18/2006	\$510,000	1580	0	7	1987	3	8,506	N	N	11635 NE 95TH ST
008	123630	0095	4/2/2007	\$698,000	1580	0	7	1949	3	16,160	N	N	9736 112TH AVE NE
008	124500	0005	4/27/2005	\$435,000	1600	830	7	1967	4	7,429	N	N	5 19TH AVE
008	388690	1660	12/26/2006	\$567,500	1610	0	7	1968	5	6,600	Y	N	11211 NE 88TH ST
008	388580	8280	5/6/2005	\$680,000	1620	0	7	1913	5	5,100	N	N	147 6TH AVE
008	375950	0023	8/28/2006	\$475,000	1620	0	7	1990	4	9,197	N	N	10817 106TH CT NE
008	250550	0121	11/15/2005	\$780,000	1620	0	7	2004	3	8,328	Y	N	816 6TH ST S
008	388580	4290	6/21/2005	\$825,000	1620	560	7	1937	5	7,834	Y	N	1223 1ST ST
008	322605	9140	5/11/2005	\$310,000	1630	0	7	1968	3	9,583	N	N	11402 NE 112TH ST
008	085600	1060	12/4/2006	\$750,000	1640	0	7	1930	4	8,160	N	N	1607 8TH ST W
008	227360	0130	8/25/2006	\$549,950	1640	0	7	1983	4	8,509	N	N	9830 116TH PL NE
008	124500	1746	8/24/2006	\$524,000	1650	0	7	1961	3	7,260	N	N	345 18TH AVE
008	227360	0070	6/22/2006	\$449,000	1650	0	7	1983	3	8,610	N	N	9807 116TH PL NE
008	375610	0035	5/17/2006	\$564,000	1660	1020	7	1972	5	10,000	N	N	10156 NE 113TH PL
008	321154	0030	4/19/2005	\$372,000	1680	0	7	1983	3	8,499	N	N	11514 112TH AVE NE
008	664200	0010	1/19/2005	\$375,000	1680	0	7	1963	5	9,600	N	N	10303 116TH AVE NE
008	419170	0020	7/28/2007	\$439,000	1700	0	7	1965	3	12,450	N	N	11049 111TH AVE NE
008	388580	6215	1/13/2006	\$625,000	1700	0	7	1953	4	6,000	N	N	302 8TH AVE
008	388690	0820	7/16/2005	\$372,000	1700	0	7	1978	3	6,600	N	N	11425 NE 87TH ST
008	395550	0140	9/26/2006	\$458,500	1700	0	7	1961	5	10,530	N	N	11443 109TH AVE NE
008	124550	0525	9/14/2007	\$799,950	1710	0	7	1923	4	9,450	N	N	901 20TH AVE W
008	259101	0070	11/16/2006	\$428,500	1720	0	7	1987	3	9,587	N	N	11713 NE 105TH LN

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	259101	0070	10/26/2005	\$396,000	1720	0	7	1987	3	9,587	N	N	11713 NE 105TH LN
008	388580	5935	9/11/2006	\$639,000	1740	0	7	1958	4	9,000	N	N	532 8TH AVE
008	663390	0030	7/20/2005	\$429,000	1760	0	7	1991	3	3,641	N	N	10706 NE 107TH PL
008	866343	0050	4/7/2005	\$400,000	1770	0	7	1980	4	9,465	N	N	11320 116TH PL NE
008	388580	0540	2/9/2006	\$889,000	1820	0	7	1983	4	5,725	Y	N	202 5TH AVE W
008	609500	0060	10/3/2006	\$470,000	1830	190	7	1963	4	9,792	N	N	10600 NE 109TH ST
008	375610	0165	7/27/2006	\$675,000	1830	900	7	1958	3	10,000	N	N	10140 NE 112TH PL
008	259101	0080	2/21/2006	\$435,000	1830	0	7	1982	3	6,127	N	N	11715 NE 105TH LN
008	398270	3030	10/18/2006	\$619,345	1840	0	7	1916	5	10,240	N	N	634 12TH AVE
008	123510	0401	4/16/2007	\$525,000	1850	0	7	1912	5	9,000	N	N	8009 116TH AVE NE
008	124500	2112	8/28/2007	\$649,950	1870	0	7	1987	3	7,250	N	N	1325 6TH ST
008	124500	2112	5/2/2007	\$700,000	1870	0	7	1987	3	7,250	N	N	1325 6TH ST
008	430820	0200	1/13/2006	\$575,000	1900	0	7	1964	4	10,080	N	N	602 17TH AVE W
008	322605	9089	7/15/2005	\$468,800	1910	0	7	1944	5	11,761	N	N	10005 FORBES CREEK DR
008	124550	0628	3/1/2005	\$385,000	1920	0	7	1990	3	3,000	N	N	1825 7TH ST W
008	375550	0045	8/22/2007	\$473,000	1930	0	7	1953	4	9,500	N	N	10620 NE 112TH ST
008	227360	0500	7/18/2006	\$510,000	1980	0	7	2001	3	8,926	N	N	9610 117TH PL NE
008	082505	9191	3/3/2006	\$575,000	2010	0	7	1948	4	9,396	N	N	102 6TH ST S
008	123850	1096	8/17/2006	\$570,000	2010	0	7	1987	4	8,506	N	N	11617 NE 95TH ST
008	388690	2550	6/1/2007	\$785,000	2020	0	7	1922	5	9,600	Y	N	11344 NE 90TH ST
008	388690	2550	3/1/2006	\$752,500	2020	0	7	1922	5	9,600	Y	N	11344 NE 90TH ST
008	250550	0009	9/25/2006	\$540,000	2040	0	7	1961	3	8,281	Y	N	810 7TH ST S
008	123630	0150	1/27/2006	\$554,000	2040	0	7	1984	3	13,650	N	N	11523 NE 97TH ST
008	388580	3260	6/26/2007	\$1,077,000	2070	0	7	1940	5	8,400	N	N	1623 6TH ST W
008	388580	3260	6/22/2006	\$885,000	2070	0	7	1940	5	8,400	N	N	1623 6TH ST W
008	321154	0130	8/29/2006	\$540,000	2080	0	7	1982	4	8,501	N	N	11429 112TH PL NE
008	322605	9097	6/23/2005	\$385,000	2100	0	7	1959	4	11,575	N	N	10645 NE 116TH ST
008	124500	1763	11/20/2006	\$610,000	2110	0	7	1977	4	11,917	N	N	412 16TH LN

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	375590	0080	5/2/2006	\$589,000	2140	0	7	1954	4	15,600	N	N	10436 NE 112TH ST
008	124500	1035	10/7/2005	\$599,000	2160	0	7	1955	4	7,793	N	N	120 18TH PL
008	388580	4840	3/14/2005	\$733,000	2190	0	7	1924	5	8,400	Y	N	118 9TH AVE
008	388580	3805	2/26/2007	\$800,000	2200	820	7	1945	5	8,507	N	N	1517 1ST ST
008	123940	0410	7/13/2007	\$660,000	2230	0	7	1978	5	16,888	N	N	1545 KIRKLAND AVE
008	375890	0118	2/11/2005	\$432,100	2240	0	7	1967	5	9,597	N	N	10223 NE 112TH ST
008	124500	3224	7/25/2005	\$450,000	2380	0	7	1965	4	12,000	N	N	436 10TH AVE
008	332605	9170	7/10/2006	\$822,000	2380	0	7	1993	3	10,602	N	N	10024 116TH AVE NE
008	124500	3770	9/1/2005	\$850,000	2410	960	7	1921	5	6,000	N	N	127 10TH AVE
008	430820	0090	10/11/2005	\$680,000	2460	400	7	1938	5	10,560	N	N	605 18TH AVE W
008	144300	0030	4/1/2005	\$385,000	2580	0	7	1960	3	14,412	N	N	11251 110TH AVE NE
008	123650	0025	3/3/2006	\$715,000	2630	0	7	1991	3	15,600	N	N	9435 116TH AVE NE
008	390010	0145	4/1/2005	\$600,000	2760	0	7	1961	4	5,100	N	N	228 5TH AVE
008	124500	3420	8/24/2006	\$675,700	2760	880	7	1988	3	10,000	N	N	1107 6TH ST
008	123510	0371	6/10/2005	\$481,000	3550	0	7	1960	3	9,600	N	N	8035 116TH AVE NE
008	124500	0900	11/30/2005	\$622,495	1080	460	8	1977	5	7,507	N	N	1819 3RD ST
008	202060	0010	2/22/2006	\$824,850	1080	1060	8	1981	5	8,510	Y	N	814 8TH ST S
008	259102	0260	4/25/2006	\$409,900	1150	310	8	1987	4	6,310	N	N	11846 NE 105TH LN
008	259102	0070	11/26/2007	\$460,000	1160	310	8	1987	4	5,014	N	N	11702 NE 107TH PL
008	389210	0055	11/1/2005	\$799,500	1160	0	8	2002	3	8,000	Y	N	742 2ND ST S
008	123510	0271	12/7/2007	\$550,000	1240	0	8	1936	5	8,532	N	N	1222 KIRKLAND AVE
008	388580	4305	2/22/2005	\$735,000	1250	910	8	1958	3	7,834	Y	N	1217 1ST ST
008	390231	0210	11/1/2006	\$575,000	1250	850	8	1980	5	8,800	N	N	11627 NE 101ST PL
008	390230	0130	6/24/2005	\$389,000	1270	500	8	1980	4	10,800	N	N	11819 NE 103RD PL
008	124500	0850	6/5/2006	\$758,000	1270	1010	8	1969	5	9,500	Y	N	1824 2ND ST
008	388580	7370	2/21/2007	\$755,000	1270	750	8	2006	3	5,500	N	N	706 6TH ST
008	375401	0010	7/18/2005	\$550,500	1320	930	8	1979	4	7,125	N	N	207 19TH PL
008	375401	0020	3/16/2006	\$628,950	1340	400	8	1979	4	7,200	N	N	211 19TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124500	0501	4/29/2005	\$450,950	1360	350	8	1989	3	9,159	N	N	1935 5TH ST
008	388580	7895	4/9/2007	\$852,000	1370	650	8	1986	3	5,500	N	N	229 7TH AVE
008	388580	7900	7/19/2005	\$660,000	1370	800	8	1986	4	5,500	N	N	225 7TH AVE
008	681630	0070	9/27/2005	\$380,000	1380	820	8	1987	3	2,442	N	N	11425 NE 115TH CT
008	681630	0280	9/18/2006	\$435,000	1380	820	8	1987	3	2,462	N	N	11515 NE 115TH CT
008	184265	0030	5/9/2007	\$659,000	1390	470	8	1977	3	8,550	N	N	507 19TH PL
008	124500	1930	11/8/2007	\$609,000	1400	1040	8	1978	3	10,944	N	N	1534 5TH PL
008	085600	1640	12/18/2007	\$900,000	1410	1370	8	2004	3	6,111	N	N	1839 1ST ST
008	390231	0250	11/20/2006	\$615,000	1420	1050	8	1980	3	7,125	N	N	11632 NE 101ST PL
008	080200	0020	12/15/2005	\$550,000	1430	1380	8	1962	4	10,000	N	N	11211 115TH PL NE
008	390230	0140	12/29/2005	\$435,000	1440	700	8	1980	4	10,800	N	N	10217 119TH AVE NE
008	124500	2485	4/18/2006	\$875,000	1440	1180	8	1990	3	5,101	Y	N	128 14TH AVE
008	721650	0010	8/14/2007	\$766,250	1440	830	8	1988	3	8,557	Y	N	750 8TH ST S
008	390231	0240	5/26/2005	\$462,000	1450	650	8	1980	4	8,000	N	N	11626 NE 101ST PL
008	124550	0675	9/12/2005	\$1,140,000	1460	500	8	1965	4	16,968	N	N	810 19TH LN W
008	388580	0800	7/6/2006	\$980,000	1460	1140	8	1957	4	5,725	Y	N	323 8TH AVE W
008	147270	0230	7/18/2005	\$497,500	1460	750	8	1987	4	8,858	N	N	10530 115TH PL NE
008	388580	4960	5/4/2005	\$755,000	1460	0	8	2001	3	7,200	N	N	230 9TH AVE
008	388580	0665	9/12/2006	\$1,499,000	1470	1470	8	1968	5	4,786	Y	N	500 WAVERLY WAY
008	388580	0665	4/28/2005	\$1,000,000	1470	1470	8	1968	5	4,786	Y	N	500 WAVERLY WAY
008	390230	0500	12/19/2007	\$767,500	1470	880	8	2007	5	8,500	N	N	11628 NE 102ND PL
008	390230	0090	1/23/2007	\$495,000	1480	960	8	1980	3	6,250	N	N	11721 NE 102ND PL
008	681630	0170	7/9/2007	\$470,000	1480	0	8	1987	3	1,848	N	N	11403 115TH LN NE
008	681630	0260	4/13/2005	\$359,000	1480	0	8	1987	3	1,848	N	N	11518 NE 114TH CT
008	376450	0290	7/11/2007	\$565,000	1500	0	8	1995	3	8,524	N	N	10518 111TH AVE NE
008	376450	0290	1/9/2006	\$485,000	1500	0	8	1995	3	8,524	N	N	10518 111TH AVE NE
008	376440	0210	7/2/2007	\$825,000	1530	1200	8	1982	5	11,400	Y	N	11122 NE 104TH WAY
008	873239	0070	6/12/2007	\$670,000	1540	1420	8	1998	3	10,789	N	N	11630 94TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	123850	1170	6/23/2006	\$555,000	1540	1540	8	2007	3	20,650	N	N	9041 SLATER AVE NE
008	681630	0060	10/9/2006	\$418,500	1550	0	8	1987	4	2,657	N	N	11417 NE 115TH CT
008	681630	0030	12/20/2007	\$420,000	1550	0	8	1987	3	2,501	N	N	11424 NE 115TH CT
008	681630	0320	11/10/2006	\$409,000	1550	0	8	1987	3	2,501	N	N	11510 NE 115TH CT
008	390230	0490	6/20/2006	\$760,000	1570	1470	8	2004	3	8,470	N	N	11704 NE 102ND PL
008	259102	0300	6/21/2006	\$444,000	1600	0	8	1988	3	8,910	N	N	11843 NE 105TH LN
008	375890	0306	11/30/2007	\$669,000	1610	1300	8	1962	5	10,751	N	N	10823 104TH AVE NE
008	388580	7361	5/30/2006	\$599,975	1630	0	8	1989	3	5,500	N	N	635 8TH AVE
008	259102	0100	2/1/2005	\$360,000	1660	0	8	1987	4	5,000	N	N	11718 NE 107TH PL
008	259102	0230	4/18/2005	\$355,000	1660	0	8	1988	4	6,744	N	N	10514 118TH PL NE
008	681630	0110	5/24/2007	\$415,000	1670	0	8	1987	3	2,227	N	N	11419 115TH LN NE
008	681630	0240	12/11/2006	\$508,000	1670	0	8	1987	5	2,227	N	N	11416 115TH LN NE
008	124710	0020	7/9/2007	\$730,000	1700	0	8	2001	3	14,501	N	N	9009 112TH AVE NE
008	123940	0350	2/11/2005	\$645,000	1700	1610	8	1979	4	8,500	Y	N	7821 115TH PL NE
008	212020	0085	4/28/2006	\$657,400	1700	0	8	1995	3	4,000	N	N	442 4TH AVE S
008	212020	0085	6/2/2005	\$595,000	1700	0	8	1995	3	4,000	N	N	442 4TH AVE S
008	124500	0875	3/7/2007	\$805,000	1730	600	8	2001	3	6,900	N	N	1804 2ND ST
008	390230	0350	6/22/2005	\$525,000	1740	650	8	1979	5	8,858	N	N	11726 NE 102ND PL
008	124500	0861	5/2/2005	\$600,000	1740	570	8	1988	3	7,211	N	N	226 18TH AVE
008	721650	0070	6/30/2005	\$618,500	1770	0	8	1988	3	5,088	N	N	933 6TH PL S
008	124500	0090	4/12/2007	\$670,000	1780	0	8	1989	3	9,003	N	N	1919 1ST ST
008	327579	0050	7/12/2006	\$682,000	1790	500	8	1979	5	8,632	N	N	10510 115TH PL NE
008	123570	0054	5/21/2007	\$650,000	1810	0	8	1990	3	14,005	N	N	10836 NE 108TH ST
008	388580	7362	4/6/2006	\$750,000	1810	620	8	1989	3	5,500	N	N	631 8TH AVE
008	123940	0099	1/2/2007	\$615,000	1820	0	8	1990	3	7,122	N	N	120 10TH ST S
008	388580	1930	7/3/2006	\$830,000	1820	0	8	2002	3	3,600	N	N	315 11TH AVE W
008	388580	4261	5/19/2006	\$1,050,000	1830	0	8	1968	4	9,523	Y	N	1212 1ST ST
008	388580	7359	3/6/2007	\$640,000	1830	920	8	1989	3	5,500	N	N	645 8TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	327578	0030	6/10/2005	\$529,900	1840	350	8	1977	4	8,636	N	N	11411 NE 103RD ST
008	388580	6390	4/10/2007	\$1,020,000	1840	920	8	1987	5	7,200	Y	N	218 8TH AVE
008	388580	6390	9/29/2005	\$889,900	1840	920	8	1987	5	7,200	Y	N	218 8TH AVE
008	123570	0063	5/20/2005	\$458,000	1850	0	8	1995	5	8,553	N	N	10822 NE 108TH ST
008	124500	2900	8/29/2005	\$772,000	1850	0	8	2005	3	7,200	N	N	1020 2ND ST
008	123940	0005	4/19/2007	\$850,000	1870	770	8	1978	4	26,331	Y	N	109 SLATER ST S
008	124500	3565	6/21/2007	\$872,000	1900	510	8	1961	5	8,640	N	N	411 10TH AVE
008	389310	0831	3/4/2005	\$409,900	1910	0	8	1993	3	8,694	N	N	11628 NE 111TH ST
008	147270	0160	6/26/2007	\$695,000	1910	0	8	1987	4	8,499	N	N	10520 114TH PL NE
008	147270	0020	5/7/2007	\$810,100	1920	0	8	1987	4	14,968	N	N	11404 NE 103RD ST
008	085600	0650	3/8/2007	\$1,095,000	1920	450	8	1995	3	7,200	Y	N	610 13TH AVE W
008	155460	0010	7/24/2006	\$575,000	1920	670	8	1989	4	8,531	N	N	11208 117TH PL NE
008	123850	1180	6/26/2007	\$765,000	1920	950	8	1995	3	26,850	N	N	9032 116TH AVE NE
008	124550	0100	11/7/2007	\$765,000	1920	780	8	1992	4	9,610	N	N	9829 FORBES CREEK DR
008	388580	7795	3/22/2006	\$692,500	1940	0	8	1995	3	5,500	N	N	333 7TH AVE
008	329573	0080	11/14/2006	\$630,000	1950	0	8	1995	3	8,632	N	N	11508 NE 107TH PL
008	329573	0070	9/29/2005	\$624,950	1950	0	8	1995	4	6,621	N	N	11505 NE 107TH PL
008	388580	7270	11/16/2005	\$657,000	1970	0	8	1987	3	6,506	N	N	518 7TH AVE
008	375401	0040	2/18/2005	\$479,000	2020	0	8	1981	3	8,800	N	N	221 19TH PL
008	124710	0052	7/5/2005	\$894,980	2020	1280	8	2004	3	8,400	Y	N	11407 NE 90TH ST
008	124500	3065	7/10/2007	\$822,000	2030	0	8	1916	5	7,842	N	N	1016 3RD ST
008	329573	0150	2/21/2006	\$599,000	2050	730	8	1995	3	5,692	N	N	11528 NE 107TH PL
008	147270	0150	10/25/2006	\$735,000	2050	0	8	1987	5	8,513	N	N	10514 114TH PL NE
008	123630	0197	11/17/2005	\$503,000	2070	360	8	1974	3	11,025	N	N	11217 OBSERVATION DR
008	329573	0110	2/4/2005	\$543,000	2070	730	8	1994	3	7,172	N	N	11514 NE 107TH PL
008	124500	0860	6/19/2006	\$765,000	2080	0	8	1988	3	9,300	N	N	224 18TH AVE
008	123940	0095	5/8/2007	\$627,000	2110	0	8	1990	3	5,011	N	N	112 10TH ST S
008	329573	0030	5/9/2005	\$510,000	2110	0	8	1996	3	5,482	N	N	11517 NE 107TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124500	3290	2/17/2005	\$631,000	2110	0	8	1975	5	7,500	N	N	1217 5TH ST
008	123850	1174	6/28/2005	\$650,000	2110	0	8	1998	3	8,880	N	N	9036 116TH AVE NE
008	123630	0220	8/29/2006	\$779,950	2160	0	8	2004	3	7,952	N	N	11448 NE 95TH ST
008	123630	0220	2/23/2005	\$649,950	2160	0	8	2004	3	7,952	N	N	11448 NE 95TH ST
008	388580	0285	7/25/2005	\$1,095,000	2180	0	8	1989	3	7,650	Y	N	142 WAVERLY WAY
008	123630	0214	2/28/2005	\$639,950	2190	0	8	2004	3	7,982	N	N	11516 NE 95TH ST
008	312605	9026	10/25/2007	\$3,930,000	2320	1300	8	1951	4	20,000	Y	Y	2075 ROSE POINT LN
008	147270	0210	8/9/2007	\$759,000	2320	0	8	1987	4	8,928	N	N	10536 115TH PL NE
008	124500	0378	8/18/2005	\$660,000	2320	0	8	1995	4	7,900	N	N	317 20TH AVE
008	124500	1261	12/5/2006	\$850,000	2350	0	8	2006	4	6,500	N	N	1601 2ND ST
008	124500	2820	1/12/2005	\$650,000	2360	0	8	1990	3	9,000	N	N	146 12TH AVE
008	322605	9134	6/14/2007	\$749,950	2370	0	8	1965	5	25,264	N	N	11006 108TH AVE NE
008	390230	0110	5/23/2005	\$510,000	2380	0	8	1980	4	9,000	N	N	11731 NE 102ND PL
008	388690	0865	7/14/2005	\$515,000	2400	0	8	1983	3	7,700	N	N	8606 114TH AVE NE
008	124500	2120	4/21/2005	\$672,000	2400	0	8	1993	4	8,553	N	N	1321 5TH LN
008	398270	0740	4/21/2005	\$812,000	2400	1040	8	2004	3	7,680	N	N	11124 NE 97TH ST
008	148930	0030	12/22/2005	\$695,000	2410	0	8	1994	3	6,000	N	N	133 12TH AVE
008	250550	0036	5/21/2007	\$697,000	2430	0	8	1992	3	8,264	Y	N	606 7TH ST S
008	123630	0215	2/28/2005	\$637,000	2460	0	8	2004	3	8,018	N	N	11524 NE 95TH ST
008	123630	0221	8/14/2007	\$750,000	2470	0	8	2004	3	7,955	N	N	11450 NE 95TH ST
008	123630	0221	3/9/2005	\$678,888	2470	0	8	2004	3	7,955	N	N	11450 NE 95TH ST
008	123630	0221	4/26/2005	\$692,888	2470	0	8	2004	3	7,955	N	N	11450 NE 95TH ST
008	398270	1485	3/28/2005	\$625,000	2540	0	8	1990	3	8,680	N	N	9620 110TH AVE NE
008	873239	0050	8/25/2005	\$575,000	2540	0	8	1998	3	11,407	N	N	11628 94TH PL NE
008	390230	0120	3/29/2007	\$590,000	2570	0	8	1980	4	10,000	N	N	11811 NE 103RD PL
008	123790	0010	11/15/2005	\$579,950	2580	0	8	1985	4	13,392	N	N	8806 116TH AVE NE
008	124500	0438	11/21/2006	\$841,000	2620	0	8	1996	3	9,157	N	N	324 19TH AVE
008	147270	0120	1/31/2007	\$743,000	2630	0	8	1988	4	9,653	N	N	10424 114TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	187500	0240	5/9/2006	\$1,100,000	2680	450	8	1990	3	7,320	Y	N	213 4TH ST S
008	124500	1876	11/4/2005	\$669,000	2690	0	8	1993	3	8,254	N	N	421 16TH LN
008	375890	0186	1/28/2005	\$533,500	2780	0	8	1990	3	11,876	N	N	10807 101ST AVE NE
008	388580	5386	1/25/2005	\$710,000	1080	1080	9	2000	3	6,600	N	N	924 6TH ST
008	389310	0160	8/25/2005	\$670,000	1170	1680	9	2005	3	13,201	N	N	11005 NE 100TH PL
008	124550	0939	10/2/2006	\$1,293,650	1460	770	9	1968	4	9,753	Y	N	1601 10TH ST W
008	327578	0110	7/24/2007	\$683,500	1520	910	9	1975	4	9,000	N	N	11420 NE 103RD ST
008	123510	0350	4/19/2007	\$759,000	1640	940	9	1992	3	9,401	N	N	1219 2ND AVE
008	389310	0161	8/24/2005	\$764,800	1650	1620	9	2005	3	10,638	N	N	11001 NE 100TH PL
008	376450	0070	4/28/2005	\$650,000	1670	680	9	1994	4	16,780	N	N	11208 NE 106TH PL
008	375950	0042	3/27/2007	\$993,000	1720	1700	9	2007	3	8,138	N	N	10906 106TH AVE NE
008	123890	0213	9/15/2005	\$720,000	1720	0	9	2005	3	3,604	N	N	836 KIRKLAND AVE
008	376450	0150	4/4/2007	\$660,000	1750	120	9	1992	4	7,009	N	N	11203 NE 106TH PL
008	376450	0160	1/10/2006	\$610,000	1750	120	9	1992	4	5,080	Y	N	11205 NE 106TH PL
008	376450	0250	3/28/2005	\$452,450	1800	0	9	1994	3	3,771	N	N	11225 NE 106TH PL
008	376450	0230	5/5/2005	\$475,000	1820	0	9	1994	4	4,418	N	N	11221 NE 106TH PL
008	389310	0159	4/4/2007	\$965,000	1850	1660	9	2004	3	9,292	N	N	11011 NE 100TH PL
008	375950	0040	4/30/2007	\$998,000	1850	1770	9	2006	3	8,140	N	N	10601 NE 110TH ST
008	358480	0020	2/10/2005	\$645,000	1880	0	9	1999	3	6,390	N	N	1218 5TH ST
008	123890	0210	9/1/2005	\$769,000	1910	0	9	2004	3	3,600	N	N	828 KIRKLAND AVE
008	123890	0212	6/17/2005	\$740,000	1910	0	9	2004	3	3,600	N	N	832 KIRKLAND AVE
008	788260	0099	7/27/2006	\$778,500	1950	0	9	1996	3	4,931	N	N	517 3RD AVE S
008	407070	0290	5/26/2005	\$660,000	1950	0	9	1996	3	3,730	N	N	429 3RD AVE S
008	388580	6840	3/8/2006	\$900,000	1950	340	9	1995	3	5,002	N	N	139 8TH AVE
008	376450	0030	7/5/2005	\$495,000	1990	0	9	1993	4	14,017	N	N	11222 NE 106TH PL
008	123890	0209	7/20/2007	\$870,000	2010	0	9	2005	3	3,922	N	N	824 KIRKLAND AVE
008	123890	0209	2/2/2006	\$779,000	2010	0	9	2005	3	3,922	N	N	824 KIRKLAND AVE
008	329573	0190	12/19/2006	\$720,000	2030	1100	9	1995	3	13,530	N	N	11416 NE 106TH LN

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124550	0057	3/20/2007	\$785,000	2040	0	9	2001	3	6,750	N	N	17 21ST PL
008	388580	1365	7/7/2006	\$1,275,000	2050	0	9	1985	4	7,200	Y	N	435 10TH AVE W
008	124500	1645	8/17/2005	\$725,000	2050	0	9	1989	3	7,325	N	N	1536 3RD ST
008	376450	0010	4/22/2005	\$610,000	2080	540	9	1997	4	18,158	N	N	11230 NE 106TH PL
008	407070	0300	7/6/2005	\$705,000	2080	0	9	1996	3	3,729	N	N	433 3RD AVE S
008	407070	0270	12/8/2005	\$744,000	2080	0	9	1996	3	3,734	N	N	415 3RD AVE S
008	407070	0275	8/10/2005	\$731,000	2080	0	9	1996	3	3,733	N	N	419 3RD AVE S
008	180790	0355	7/26/2007	\$769,000	2130	0	9	1991	4	5,000	N	N	316 6TH AVE S
008	388580	4015	10/11/2006	\$885,000	2210	1220	9	1998	3	6,304	Y	N	1413 1ST ST
008	388580	5425	10/30/2007	\$870,000	2220	0	9	2002	3	7,200	N	N	618 9TH AVE
008	407070	0414	3/11/2005	\$735,000	2240	0	9	1998	3	4,137	N	N	221 4TH ST
008	123630	0047	1/31/2005	\$599,000	2250	0	9	1984	3	9,370	N	N	11121 NE 97TH ST
008	388580	1630	2/21/2006	\$1,215,000	2300	1150	9	1990	4	10,800	Y	N	521 11TH AVE W
008	148930	0055	4/11/2007	\$1,120,000	2300	0	9	2002	3	4,500	N	N	121 12TH AVE
008	124500	1455	3/22/2006	\$810,000	2310	720	9	1987	3	7,205	Y	N	1640 2ND ST
008	407070	0420	6/24/2005	\$746,000	2310	0	9	1998	3	4,146	N	N	418 3RD AVE S
008	788260	0096	8/17/2007	\$858,100	2320	0	9	1996	3	3,659	N	N	503 3RD AVE S
008	788260	0098	2/13/2006	\$805,000	2320	0	9	1996	3	3,659	N	N	511 3RD AVE S
008	388690	2745	5/16/2005	\$595,000	2350	0	9	2003	3	8,400	N	N	11447 NE 92ND ST
008	123940	0211	12/26/2006	\$796,500	2390	1080	9	1990	3	9,715	N	N	405 SLATER AVE NE
008	124500	0268	10/3/2007	\$928,500	2410	0	9	1984	5	9,000	Y	N	1910 2ND ST
008	123940	0065	6/22/2007	\$824,900	2440	0	9	1997	3	5,649	N	N	31 10TH PL S
008	124500	3063	3/29/2005	\$780,000	2440	0	9	1993	3	10,898	N	N	1012 3RD ST
008	407070	0410	1/18/2006	\$865,000	2450	1090	9	2005	3	5,149	N	N	380 3RD AVE S
008	386380	0081	10/12/2005	\$799,900	2490	0	9	2005	3	7,200	N	N	409 20TH AVE
008	407070	0470	3/25/2005	\$720,000	2530	0	9	2002	3	4,122	N	N	434 3RD AVE S
008	250550	0015	9/5/2006	\$1,018,500	2560	0	9	2005	3	8,281	N	N	792 7TH ST S
008	124500	1836	3/19/2007	\$1,099,950	2580	390	9	2002	3	6,870	N	N	1525 5TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124550	0271	5/30/2007	\$925,000	2590	0	9	2006	3	7,000	N	N	2077 MARKET ST
008	124500	3360	5/25/2005	\$758,800	2640	0	9	2005	3	8,465	N	N	1028 5TH ST
008	124500	3270	5/1/2007	\$980,000	2660	0	9	1999	3	7,326	N	N	1203 5TH ST
008	123850	1094	1/26/2005	\$709,980	2680	390	9	2004	3	9,044	N	N	9436 116TH AVE NE
008	250550	0185	6/20/2005	\$880,000	2710	0	9	2002	3	8,594	N	N	701 7TH ST S
008	386380	0080	6/22/2005	\$775,030	2710	0	9	2005	3	7,528	N	N	407 20TH AVE
008	124500	0395	12/1/2005	\$755,000	2730	0	9	1999	3	8,491	N	N	1934 3RD ST
008	124500	1525	6/8/2006	\$800,000	2730	0	9	1996	4	7,294	N	N	222 15TH AVE
008	184237	0010	8/9/2007	\$849,950	2740	0	9	2007	3	5,474	N	N	10608 106TH PL NE
008	184237	0030	7/18/2007	\$859,950	2740	0	9	2007	3	5,100	N	N	10616 106TH PL NE
008	184237	0110	8/16/2007	\$849,950	2740	0	9	2007	3	5,568	N	N	10627 106TH PL NE
008	180790	0385	6/2/2005	\$909,888	2750	0	9	2005	3	5,490	N	N	505 4TH ST S
008	180790	0386	4/25/2005	\$859,950	2760	0	9	2004	3	4,493	N	N	509 4TH ST S
008	389310	0842	1/24/2007	\$809,900	2770	0	9	2006	3	8,569	N	N	11609 NE 111TH ST
008	388690	2660	5/4/2007	\$854,950	2780	0	9	1997	3	8,055	N	N	11402 NE 90TH ST
008	259100	0075	3/22/2006	\$820,000	2790	0	9	1998	3	8,537	N	N	11624 NE 107TH LN
008	375890	0116	6/1/2005	\$950,000	2830	750	9	2002	3	17,252	N	N	10227 NE 112TH ST
008	124500	1877	6/15/2006	\$799,990	2830	0	9	2003	3	6,906	N	N	412 15TH AVE
008	327579	0170	4/4/2006	\$719,000	2840	0	9	1989	3	12,960	N	N	11516 NE 103RD PL
008	398270	1620	4/16/2007	\$840,000	2840	0	9	1995	3	9,093	N	N	11021 NE 96TH ST
008	388580	3940	3/21/2006	\$1,010,000	2840	0	9	2002	3	6,350	N	N	109 15TH AVE
008	398270	0135	6/8/2007	\$847,400	2870	0	9	1991	3	7,200	N	N	626 17TH AVE
008	123650	0035	4/23/2007	\$845,000	2880	0	9	2001	3	8,000	N	N	9429 116TH AVE NE
008	388580	7055	6/19/2006	\$1,001,000	2880	0	9	1998	3	5,500	N	N	710 3RD ST
008	259100	0020	7/22/2005	\$803,000	2890	1410	9	2000	3	11,974	N	N	11606 NE 107TH PL
008	123940	0331	8/16/2005	\$765,000	2900	0	9	1978	5	10,300	N	N	1303 KIRKLAND AVE
008	124500	2725	3/3/2006	\$1,064,000	2910	0	9	2002	3	6,000	Y	N	129 13TH AVE
008	332605	9250	4/28/2006	\$730,000	2920	0	9	2001	3	8,501	N	N	11640 NE 100TH ST

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Area 74**

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	124500	2390	2/1/2007	\$938,728	2920	0	9	2007	3	8,005	N	N	1343 3RD ST
008	332605	9128	5/14/2007	\$850,000	2940	0	9	2006	3	9,000	N	N	10026 116TH AVE NE
008	124550	0667	4/12/2006	\$949,950	2950	0	9	2005	3	6,930	N	N	733 20TH AVE W
008	124500	0580	4/19/2007	\$999,500	2960	0	9	2006	3	7,900	N	N	512 19TH AVE
008	123630	0255	8/21/2006	\$1,040,000	2970	0	9	1998	3	17,280	N	N	9628 112TH AVE NE
008	375890	0112	12/3/2007	\$815,150	2980	0	9	2003	3	8,560	N	N	10226 NE 110TH ST
008	375890	0112	10/4/2006	\$850,000	2980	0	9	2003	3	8,560	N	N	10226 NE 110TH ST
008	250550	0191	6/6/2007	\$1,085,000	2990	0	9	2001	3	8,594	N	N	715 7TH ST S
008	124500	3359	9/6/2005	\$895,850	3040	0	9	2005	3	6,840	N	N	1036 5TH ST
008	398270	0084	3/1/2005	\$656,000	3060	0	9	1990	3	7,224	N	N	740 17TH AVE
008	123630	0310	5/11/2005	\$850,000	3080	0	9	2005	3	8,925	N	N	9435 114TH AVE NE
008	388580	0110	12/4/2007	\$1,550,000	3090	0	9	1998	3	7,155	Y	N	224 WAVERLY WAY
008	375890	0281	2/16/2007	\$977,500	3090	0	9	2003	3	8,509	N	N	10329 NE 110TH ST
008	389310	0843	12/28/2006	\$820,000	3090	0	9	2006	3	8,316	N	N	11617 NE 111TH ST
008	327579	0180	3/30/2005	\$607,000	3120	0	9	1987	3	11,279	N	N	11515 NE 103RD PL
008	375590	0107	10/3/2006	\$925,000	3120	0	9	2005	3	8,526	N	N	11224 104TH AVE NE
008	375590	0107	1/10/2005	\$749,000	3120	0	9	2005	3	8,526	N	N	11224 104TH AVE NE
008	124500	3361	6/23/2005	\$858,500	3130	0	9	2005	3	7,200	N	N	1020 5TH ST
008	124550	0511	3/8/2005	\$825,000	3150	0	9	1995	3	7,500	N	N	1825 9TH ST W
008	322605	9178	7/5/2007	\$889,990	3200	0	9	2007	3	7,656	N	N	11501 111TH PL NE
008	123630	0103	8/17/2005	\$874,500	3220	1870	9	1990	3	11,040	N	N	11217 NE 100TH ST
008	369910	0091	7/2/2007	\$1,125,000	3220	540	9	2007	3	8,500	N	N	10504 NE 110TH ST
008	184250	0060	6/18/2007	\$815,000	3220	0	9	2007	3	8,517	N	N	11015 NE 104TH ST
008	322605	9084	10/15/2007	\$925,000	3230	0	9	2006	3	9,781	N	N	11321 106TH AVE NE
008	388690	2480	2/15/2007	\$1,049,000	3280	0	9	2006	3	9,600	N	N	11213 NE 91ST ST
008	250550	0050	7/17/2007	\$1,189,000	3300	0	9	2004	3	9,938	N	N	508 7TH ST S
008	322605	9090	8/17/2007	\$1,225,000	3320	970	9	2006	3	7,980	N	N	11318 106TH AVE NE
008	124500	2389	1/2/2007	\$975,000	3330	0	9	2006	3	8,001	N	N	1339 3RD ST

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Area 74**

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	124710	0099	7/21/2005	\$860,000	3350	0	9	2005	3	8,085	N	N	11404 NE 88TH ST
008	124500	0265	11/14/2007	\$1,065,000	3380	400	9	2000	3	7,591	Y	N	208 19TH AVE
008	124500	0265	4/7/2005	\$865,000	3380	400	9	2000	3	7,591	Y	N	208 19TH AVE
008	375890	0292	3/16/2005	\$717,185	3420	0	9	2005	3	12,811	N	N	10828 103RD AVE NE
008	250550	0186	7/5/2007	\$1,175,000	3480	0	9	2001	3	8,594	N	N	693 7TH ST S
008	123510	0361	11/6/2007	\$955,000	3480	0	9	2007	3	8,780	N	N	8207 116TH AVE NE
008	388580	0815	2/26/2007	\$1,565,550	3510	0	9	1981	5	11,450	Y	N	722 4TH ST W
008	388580	0815	4/3/2006	\$1,420,000	3510	0	9	1981	5	11,450	Y	N	722 4TH ST W
008	388580	6540	6/8/2006	\$1,079,000	3710	0	9	1989	3	7,200	Y	N	134 8TH AVE
008	388580	3000	7/19/2005	\$1,350,000	1380	1530	10	2001	3	6,000	N	N	554 14TH AVE W
008	123890	0127	11/22/2005	\$568,000	1522	525	10	1999	3	3,173	N	N	123 6TH CT
008	388580	1190	8/30/2005	\$1,127,500	1640	1590	10	2000	3	7,200	Y	N	331 10TH AVE W
008	312605	9041	7/19/2005	\$3,250,000	1680	1680	10	1998	3	20,675	Y	Y	2095 ROSE POINT LN
008	375890	0225	1/20/2005	\$825,600	1770	1750	10	2003	3	16,559	N	N	10823 101ST PL NE
008	124710	0015	11/7/2005	\$735,000	2050	680	10	1996	3	8,758	Y	N	11121 NE 91ST LN
008	388580	4590	1/26/2006	\$900,000	2060	590	10	2005	3	5,222	Y	N	1021 1ST ST
008	184250	0090	2/7/2006	\$821,500	2080	1680	10	2005	3	11,961	N	N	11002 NE 104TH ST
008	250550	0033	7/3/2007	\$1,088,000	2120	1160	10	1994	4	8,281	Y	N	716 7TH ST S
008	184250	0100	12/27/2006	\$850,000	2200	1790	10	2006	3	28,397	N	N	11008 NE 104TH ST
008	388580	2995	7/25/2007	\$1,700,000	2220	1160	10	2001	3	6,000	N	N	1414 6TH ST W
008	123510	0292	8/8/2007	\$867,000	2290	800	10	2001	3	7,262	N	N	1126 2ND AVE
008	123630	0179	5/24/2006	\$852,000	2310	1220	10	1998	3	7,700	N	N	9647 OBSERVATION DR
008	388580	0275	7/18/2007	\$2,150,000	2330	1290	10	2006	3	5,100	Y	N	150 WAVERLY WAY
008	184250	0020	10/26/2005	\$811,500	2340	1370	10	2005	3	9,379	N	N	10319 111TH AVE NE
008	388580	0135	3/7/2007	\$2,600,000	2340	1550	10	2006	3	5,500	Y	N	409 2ND ST W
008	123510	0294	5/30/2007	\$775,000	2380	420	10	2001	3	6,706	N	N	1214 2ND AVE
008	388580	4400	1/3/2006	\$1,300,000	2380	1510	10	1996	3	7,834	Y	N	1117 1ST ST
008	388580	0280	7/24/2007	\$2,000,000	2390	1560	10	2006	3	5,100	Y	N	146 WAVERLY WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124710	0018	4/18/2007	\$1,095,000	2400	775	10	1993	3	9,173	Y	N	11109 NE 91ST LN
008	172080	0154	7/27/2007	\$1,260,000	2405	1100	10	2006	3	4,271	N	N	717 STATE AVE S
008	123510	0293	3/11/2005	\$678,000	2420	730	10	2001	3	6,962	N	N	1202 2ND AVE
008	123510	0260	5/30/2007	\$993,000	2450	940	10	2005	3	5,208	N	N	1216 KIRKLAND AVE
008	123890	0161	10/21/2005	\$1,050,000	2450	560	10	2005	3	3,765	N	N	714 KIRKLAND AVE
008	375890	0257	5/19/2005	\$858,000	2460	1420	10	2005	3	12,987	N	N	10811 102ND AVE NE
008	935490	0295	8/9/2007	\$989,000	2490	0	10	1995	3	5,472	N	N	137 10TH AVE S
008	388580	8100	5/6/2005	\$1,425,000	2510	1200	10	2002	3	6,131	N	N	603 1ST ST
008	388580	4125	2/9/2007	\$1,725,000	2510	2500	10	2001	3	7,834	Y	N	1303 1ST ST
008	123510	0261	6/2/2006	\$950,000	2540	1040	10	2005	3	8,769	N	N	1214 KIRKLAND AVE
008	388580	8365	4/14/2005	\$840,000	2590	0	10	1992	3	5,610	N	N	23 5TH AVE
008	187500	0342	7/26/2005	\$935,000	2620	640	10	2004	3	3,775	N	N	491 2ND AVE S
008	187500	0341	11/10/2005	\$1,095,000	2620	640	10	2004	3	3,775	N	N	493 2ND AVE S
008	187500	0341	1/3/2007	\$1,110,000	2620	640	10	2004	3	3,775	N	N	493 2ND AVE S
008	123890	0164	7/10/2006	\$1,098,000	2640	690	10	2005	3	4,539	N	N	702 KIRKLAND AVE
008	388580	1985	7/13/2006	\$1,299,000	2660	0	10	1997	3	7,200	N	N	334 10TH AVE W
008	388580	1985	6/22/2005	\$1,120,000	2660	0	10	1997	3	7,200	N	N	334 10TH AVE W
008	123510	0291	3/20/2006	\$898,000	2710	1240	10	2001	3	6,665	N	N	1108 2ND AVE
008	388580	1115	8/3/2007	\$1,400,000	2730	0	10	1998	3	7,200	N	N	236 8TH AVE W
008	124550	0635	10/4/2007	\$975,000	2740	0	10	2005	3	8,234	N	N	705 20TH AVE W
008	187500	0340	1/10/2006	\$1,060,149	2740	614	10	2005	3	4,530	N	N	495 2ND AVE S
008	124500	2952	12/10/2007	\$1,195,000	2770	0	10	1999	3	7,800	N	N	1029 3RD ST
008	388580	0520	8/1/2007	\$2,250,000	2770	1410	10	2004	3	6,870	Y	N	222 5TH AVE W
008	388580	7915	6/11/2007	\$1,175,000	2780	850	10	2006	3	5,500	N	N	207 7TH AVE
008	123890	0162	5/23/2006	\$1,088,000	2790	780	10	2005	3	3,600	N	N	710 KIRKLAND AVE
008	123890	0163	6/7/2006	\$1,098,000	2790	780	10	2005	3	3,600	N	N	706 KIRKLAND AVE
008	124500	0269	3/5/2007	\$1,249,000	2790	880	10	2006	3	9,426	Y	N	212 19TH AVE
008	388580	5175	5/22/2007	\$1,595,000	2810	920	10	2006	3	7,200	N	N	516 9TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	123890	0208	7/19/2006	\$1,050,000	2815	640	10	2006	3	5,073	N	N	838 KIRKLAND AVE
008	172080	0275	5/23/2007	\$1,500,000	2820	1540	10	2000	3	7,500	Y	N	713 3RD ST S
008	375400	0060	2/6/2006	\$869,900	2840	420	10	2005	3	8,076	N	N	11508 101ST PL NE
008	123510	0290	3/3/2005	\$785,000	2840	990	10	2003	3	6,610	N	N	1104 2ND AVE
008	375400	0065	6/6/2006	\$912,000	2840	420	10	2006	3	8,076	N	N	11514 101ST PL NE
008	388580	5195	9/17/2007	\$1,650,000	2840	700	10	2007	3	7,200	N	N	526 9TH AVE
008	124500	1761	7/29/2005	\$922,532	2860	0	10	2005	3	7,367	N	N	427 18TH AVE
008	123510	0250	4/25/2007	\$1,300,000	2890	1070	10	2006	3	6,300	Y	N	1206 KIRKLAND AVE
008	148930	0040	10/26/2005	\$1,399,950	2890	720	10	2005	3	6,000	Y	N	129 12TH AVE
008	124500	3790	7/6/2005	\$1,210,000	2900	0	10	1997	3	6,000	N	N	115 10TH AVE
008	398270	1255	2/2/2005	\$749,950	2900	0	10	2001	3	7,200	N	N	610 14TH PL
008	124500	1760	5/5/2005	\$898,000	2900	0	10	2005	3	7,367	N	N	423 18TH AVE
008	085600	0985	3/9/2007	\$1,320,000	2910	0	10	2003	3	7,364	N	N	703 17TH AVE W
008	085600	0985	6/20/2005	\$999,000	2910	0	10	2003	3	7,364	N	N	703 17TH AVE W
008	388690	2952	3/19/2007	\$1,134,000	2910	520	10	2006	3	8,096	N	N	11211 NE 92ND ST
008	124500	3710	7/3/2006	\$1,675,000	2910	940	10	2003	3	9,643	N	N	247 10TH AVE
008	388580	1200	1/25/2007	\$1,400,000	2920	1050	10	1995	3	7,200	Y	N	335 10TH AVE W
008	124710	0097	2/16/2005	\$810,000	2930	0	10	2004	3	8,328	N	N	11400 NE 88TH ST
008	124500	1758	10/3/2005	\$1,125,000	2930	0	10	2005	3	7,479	N	N	431 18TH AVE
008	124500	1545	11/22/2005	\$1,150,000	2940	0	10	2005	3	8,580	N	N	1525 3RD ST
008	123890	0225	5/19/2006	\$999,750	2942	577	10	2006	3	5,146	N	N	842 KIRKLAND AVE
008	389310	0483	3/8/2006	\$1,145,000	2950	0	10	1998	4	15,052	Y	N	10324 111TH AVE NE
008	124500	1764	6/6/2005	\$885,000	2950	0	10	2005	3	7,575	N	N	415 18TH AVE
008	375550	0090	3/1/2005	\$745,000	2960	0	10	2004	3	9,996	N	N	11314 106TH AVE NE
008	388580	6600	2/6/2007	\$1,900,000	2980	0	10	2003	3	9,523	Y	N	802 1ST ST
008	388580	6350	5/4/2005	\$1,350,000	2990	940	10	2000	3	12,000	N	N	209 9TH AVE
008	124500	1747	10/12/2005	\$919,560	2990	0	10	2005	3	7,621	N	N	443 18TH AVE
008	388580	6820	2/9/2005	\$1,400,000	3000	880	10	2002	3	5,116	N	N	108 7TH AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	322605	9053	3/8/2006	\$738,000	3010	0	10	2005	3	8,647	N	N	11214 108TH AVE NE
008	124550	0637	2/26/2007	\$1,050,000	3030	0	10	2005	3	6,917	N	N	712 19TH LN W
008	124500	2970	5/18/2005	\$1,160,000	3030	770	10	2005	3	10,000	N	N	1063 3RD ST
008	124500	2965	6/15/2005	\$1,253,619	3030	770	10	2005	3	10,000	N	N	1059 3RD ST
008	398270	1250	6/10/2005	\$835,000	3040	0	10	2001	3	7,200	N	N	612 14TH PL
008	322605	9072	2/13/2006	\$799,950	3050	0	10	2005	3	10,896	N	N	11341 106TH AVE NE
008	388580	8460	7/25/2006	\$1,525,000	3050	950	10	2005	3	4,621	N	N	319 1ST ST
008	388580	8465	4/9/2007	\$1,525,000	3050	950	10	2005	3	4,620	N	N	317 1ST ST
008	124710	0035	8/1/2006	\$971,000	3070	0	10	1995	3	9,143	Y	N	8926 112TH AVE NE
008	123630	0130	10/1/2007	\$880,000	3070	0	10	2003	3	7,000	N	N	11419 NE 100TH ST
008	375890	0310	2/22/2007	\$987,500	3070	0	10	2006	3	10,749	N	N	10925 104TH AVE NE
008	123630	0040	6/29/2007	\$1,385,000	3090	750	10	2006	3	8,638	N	N	11150 NE 97TH ST
008	388580	5815	3/30/2005	\$990,000	3090	710	10	2005	3	7,800	N	N	537 9TH AVE
008	123570	0064	6/29/2007	\$1,070,000	3110	0	10	2006	3	8,677	N	N	10911 110TH AVE NE
008	148930	0126	12/28/2006	\$1,449,987	3120	950	10	2006	3	6,000	N	N	134 11TH AVE
008	250550	0041	4/21/2006	\$1,100,000	3130	0	10	2005	3	8,281	N	N	524 7TH ST S
008	085600	1390	6/5/2006	\$1,250,000	3140	0	10	2005	3	8,324	N	N	704 17TH AVE W
008	388580	8445	9/13/2005	\$1,200,000	3140	1120	10	1996	3	4,827	Y	N	321 1ST ST
008	123940	0195	8/30/2006	\$915,000	3150	0	10	1991	3	9,380	N	N	430 10TH ST S
008	322605	9173	11/10/2005	\$850,000	3170	0	10	2005	3	8,269	N	N	10501 NE 114TH LN
008	388690	1895	3/9/2007	\$905,000	3196	0	10	2006	3	5,773	N	N	11428 NE 87TH ST
008	388690	1880	6/21/2006	\$939,950	3196	0	10	2006	3	5,773	N	N	11420 NE 87TH ST
008	124500	0495	1/25/2006	\$950,000	3200	0	10	2006	3	10,022	N	N	1902 4TH PL
008	388690	1870	6/12/2006	\$899,950	3221	0	10	2006	3	5,773	N	N	11414 NE 87TH ST
008	388690	1885	1/24/2006	\$896,828	3221	0	10	2006	3	5,773	N	N	11424 NE 87TH ST
008	123510	0252	5/1/2007	\$1,150,000	3250	1240	10	2007	3	9,998	N	N	1212 KIRKLAND AVE
008	388580	3570	5/18/2006	\$1,150,000	3260	0	10	2005	3	7,659	N	N	711 18TH AVE W
008	388580	5350	8/6/2007	\$1,110,000	3280	0	10	2006	3	7,680	N	N	625 10TH AVE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	388580	5350	10/4/2006	\$1,058,900	3280	0	10	2006	3	7,680	N	N	625 10TH AVE
008	085600	0870	3/2/2006	\$1,340,000	3300	0	10	2005	3	7,454	N	N	720 14TH AVE W
008	085600	0880	2/2/2006	\$1,324,000	3300	0	10	2005	3	7,200	N	N	710 14TH AVE W
008	398270	3035	1/23/2007	\$1,240,000	3300	0	10	2006	3	9,664	N	N	636 12TH AVE
008	184250	0050	2/27/2006	\$775,000	3310	0	10	2003	3	9,567	N	N	11017 NE 104TH ST
008	184250	0070	1/10/2005	\$755,000	3310	0	10	2004	3	9,568	N	N	11003 NE 104TH ST
008	123570	0051	7/3/2007	\$1,080,000	3310	0	10	2007	3	8,635	N	N	10823 110TH AVE NE
008	124500	2305	9/1/2005	\$920,000	3330	0	10	1993	3	8,791	N	N	1420 2ND ST
008	085600	0740	8/15/2006	\$1,339,900	3360	0	10	2001	3	8,400	N	N	1503 7TH ST W
008	124500	0935	4/25/2007	\$1,115,000	3360	0	10	2004	3	7,680	N	N	1843 3RD ST
008	085600	0830	5/4/2006	\$1,245,000	3370	0	10	2005	3	7,200	N	N	744 14TH AVE W
008	430820	0095	4/5/2006	\$1,125,000	3380	0	10	2000	3	10,560	N	N	609 18TH AVE W
008	430820	0095	12/30/2005	\$1,100,000	3380	0	10	2000	3	10,560	N	N	609 18TH AVE W
008	388580	0585	8/18/2005	\$1,600,000	3400	350	10	1999	3	5,725	Y	N	327 7TH AVE W
008	124500	1757	6/23/2006	\$1,166,500	3410	0	10	2005	3	7,700	N	N	437 18TH AVE
008	123940	0200	3/14/2005	\$862,500	3420	650	10	1999	3	10,286	N	N	427 SLATER ST S
008	123570	0059	7/16/2007	\$1,136,576	3430	0	10	2007	3	8,676	N	N	10907 110TH AVE NE
008	322605	9159	9/27/2005	\$867,550	3440	0	10	2005	3	13,645	N	N	10504 NE 114TH LN
008	322605	9106	5/14/2007	\$999,950	3440	0	10	2006	3	8,085	N	N	11329 106TH AVE NE
008	322605	9171	10/17/2006	\$1,050,000	3440	0	10	2006	3	10,783	N	N	10512 NE 114TH LN
008	085600	0715	8/16/2006	\$1,335,000	3440	0	10	2001	3	7,200	N	N	650 14TH AVE W
008	388580	3675	11/1/2006	\$1,298,000	3440	0	10	2003	3	8,775	N	N	748 18TH AVE W
008	124500	2960	5/11/2006	\$1,398,000	3450	660	10	2003	3	10,000	N	N	1055 3RD ST
008	123510	0251	12/7/2007	\$1,150,000	3460	0	10	2007	3	6,300	N	N	1210 KIRKLAND AVE
008	388580	5045	1/15/2007	\$1,395,000	3460	160	10	2006	3	7,200	N	N	334 9TH AVE
008	322605	9176	3/5/2007	\$1,045,000	3470	0	10	2006	3	9,092	N	N	11006 NE 112TH ST
008	085600	0815	9/27/2005	\$1,325,000	3470	0	10	2003	3	8,400	N	N	735 16TH AVE W
008	124550	0580	12/5/2006	\$1,358,000	3490	0	10	2005	3	10,270	N	N	801 19TH LN W

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	085600	1400	5/11/2007	\$1,340,000	3490	0	10	2007	3	8,323	N	N	700 17TH AVE W
008	321150	0040	10/30/2006	\$1,142,000	3500	330	10	2000	3	7,308	Y	N	115 17TH PL
008	388580	3575	6/8/2005	\$1,300,000	3510	0	10	2005	3	7,645	N	N	713 18TH AVE W
008	124500	3268	8/8/2007	\$1,350,000	3530	0	10	2007	3	8,126	N	N	1121 5TH ST
008	322605	9172	5/26/2006	\$1,300,056	3540	0	10	2006	3	10,092	N	N	10508 NE 114TH LN
008	388580	3560	12/13/2005	\$1,300,000	3540	0	10	2005	3	7,665	N	N	709 18TH AVE W
008	085600	0820	3/16/2006	\$1,495,000	3540	0	10	2005	3	8,400	N	N	1410 8TH ST W
008	184250	0080	2/11/2005	\$785,000	3580	0	10	2005	3	9,197	N	N	11011 NE 104TH ST
008	388580	2395	6/18/2007	\$1,695,000	3610	0	10	2006	3	7,200	N	N	547 13TH AVE W
008	085600	1280	2/20/2007	\$1,350,000	3620	0	10	2007	3	7,706	N	N	649 18TH AVE W
008	375890	0022	12/31/2007	\$1,500,000	3640	0	10	2007	3	8,003	N	N	10026 NE 110TH ST
008	124550	0770	10/3/2006	\$1,575,000	3650	0	10	1997	3	10,800	Y	N	1644 10TH ST W
008	788260	0140	7/27/2006	\$1,358,750	3690	0	10	2000	3	16,297	N	N	411 7TH AVE S
008	388580	5010	12/6/2007	\$1,600,000	3690	0	10	2004	3	8,400	N	N	314 9TH AVE
008	124500	1753	11/15/2007	\$1,295,000	3790	0	10	2007	3	12,160	N	N	1708 4TH ST
008	124500	2750	4/24/2007	\$1,700,000	3790	0	10	2006	3	9,000	N	N	119 13TH AVE
008	388580	3044	3/10/2005	\$1,855,000	3790	2020	10	2004	3	7,440	N	N	524 14TH AVE W
008	375890	0253	2/23/2007	\$1,400,000	3800	0	10	2006	3	8,391	N	N	10916 101ST PL NE
008	250550	0035	3/14/2005	\$954,000	3830	0	10	2005	3	8,673	N	N	612 7TH AVE S
008	124500	1748	4/26/2006	\$1,050,000	3840	0	10	2006	3	6,788	N	N	439 18TH AVE
008	398270	3050	7/20/2007	\$1,279,950	3960	0	10	2007	3	9,536	N	N	638 12TH AVE
008	148930	0110	10/20/2006	\$1,680,000	3960	0	10	2006	3	9,000	N	N	130 11TH AVE
008	388690	3220	10/22/2007	\$1,600,000	3970	0	10	2007	3	8,400	N	N	629 11TH AVE
008	124500	2362	10/31/2006	\$1,565,000	4060	0	10	2006	3	10,200	N	N	232 13TH AVE
008	124550	0826	3/7/2005	\$1,395,000	4290	0	10	2005	3	13,000	N	N	1704 8TH ST W
008	388580	4860	5/24/2007	\$1,650,000	1750	1680	11	2002	3	6,600	N	N	132 9TH AVE
008	398270	3285	1/18/2006	\$1,335,786	1830	1610	11	2005	3	9,494	N	N	9314 110TH PL NE
008	124710	0003	6/9/2005	\$1,235,000	1920	1610	11	2004	3	9,221	Y	N	9209 112TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	124550	0927	6/27/2007	\$2,170,000	2020	1220	11	1988	5	12,500	Y	N	1629 10TH ST W
008	388690	3719	3/24/2005	\$1,325,000	2270	1460	11	2004	3	8,093	Y	N	9213 112TH AVE NE
008	788260	0511	6/1/2007	\$1,300,000	2286	522	11	2006	3	3,600	Y	N	1014 STATE ST
008	124710	0004	6/9/2005	\$1,400,000	2300	1630	11	2004	3	8,589	Y	N	11115 NE 92ND LN
008	516700	0200	12/4/2006	\$1,450,000	2325	883	11	2005	3	1,975	N	N	10126 NE 66th LN
008	398270	3225	3/27/2007	\$990,000	2360	590	11	1993	4	8,503	N	N	9425 110TH PL NE
008	123630	0290	6/24/2006	\$1,035,000	2430	1420	11	1995	3	8,100	Y	N	11222 NE 94TH ST
008	388690	3720	11/1/2005	\$1,400,000	2570	1640	11	2004	3	9,588	Y	N	9217 112TH AVE NE
008	516700	0070	3/12/2007	\$2,060,000	2630	790	11	2006	3	2,656	Y	N	10115 66TH LN S
008	085600	0095	4/25/2007	\$2,400,000	2770	930	11	2005	3	5,036	N	N	1000 WAVERLY WAY
008	935490	0300	5/1/2006	\$1,055,000	2800	0	11	1995	3	4,529	N	N	135 10TH AVE S
008	123630	0299	6/1/2005	\$1,007,000	2800	980	11	1991	3	12,210	Y	N	11226 NE 94TH ST
008	375890	0291	10/11/2006	\$1,299,900	3020	1400	11	2006	3	15,319	N	N	10816 103RD AVE NE
008	388580	0460	8/29/2006	\$1,800,000	3070	430	11	2005	3	5,725	N	N	217 7TH AVE W
008	172080	0145	12/18/2007	\$1,719,475	3070	950	11	2007	3	6,000	N	N	720 3RD ST S
008	388580	0970	8/1/2006	\$1,400,000	3090	0	11	1999	3	11,450	N	N	204 7TH AVE W
008	388580	2615	4/6/2007	\$1,750,000	3120	1210	11	2001	3	7,200	N	N	530 13TH AVE W
008	388580	2385	7/14/2005	\$1,449,950	3270	0	11	2004	3	7,200	N	N	541 13TH AVE W
008	375890	0071	4/10/2007	\$1,340,000	3380	0	11	2006	3	8,075	Y	N	11026 101ST PL NE
008	375890	0073	4/30/2007	\$1,320,000	3380	0	11	2007	3	8,076	N	N	11018 101ST PL NE
008	375890	0074	6/11/2007	\$1,540,000	3380	850	11	2007	3	8,076	N	N	11014 101ST PL NE
008	375890	0075	6/6/2007	\$1,550,000	3400	870	11	2007	3	8,076	N	N	11010 101ST PL NE
008	388580	3615	11/15/2005	\$1,500,000	3420	1540	11	2005	3	8,960	N	N	1701 8TH ST W
008	375890	0070	8/22/2006	\$1,500,000	3440	1500	11	2006	3	9,461	Y	N	10125 NE 111TH PL
008	123940	0600	5/1/2006	\$1,550,000	3450	1830	11	2003	3	9,491	Y	N	7623 115TH PL NE
008	388580	1285	1/2/2007	\$2,450,000	3490	1570	11	2006	3	7,200	Y	N	310 8TH AVE W
008	389610	0050	8/16/2006	\$1,847,500	3600	1100	11	2003	3	7,300	N	N	1824 10TH ST W
008	414930	0020	5/4/2005	\$1,200,000	3630	0	11	2000	3	6,357	Y	N	931 2ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 74**

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	172080	0170	1/18/2007	\$1,635,000	3790	0	11	2006	3	5,700	N	N	713 STATE ST
008	124500	2676	12/1/2006	\$1,745,000	3830	450	11	2006	3	10,800	N	N	140 13TH AVE
008	085600	0660	5/17/2006	\$2,075,000	3830	1330	11	2005	3	8,400	N	N	602 13TH AVE W
008	085600	0760	5/29/2007	\$1,625,000	3840	0	11	2006	3	7,934	N	N	715 16TH AVE W
008	388580	5665	10/6/2006	\$1,495,000	4030	0	11	2006	3	10,800	N	N	615 9TH AVE
008	124550	0936	10/31/2006	\$2,300,000	4170	1820	11	2001	3	12,000	Y	N	1615 10TH ST W
008	124550	0815	6/10/2005	\$1,500,000	4290	0	11	2005	3	10,000	N	N	1610 8TH ST W
008	123630	0289	3/25/2005	\$1,670,000	4630	0	11	2005	3	12,031	Y	N	9510 112TH AVE NE
008	085600	0595	7/30/2007	\$2,375,000	4820	0	11	2006	3	10,800	Y	N	626 13TH AVE W
008	124550	0651	12/5/2006	\$1,600,000	5020	0	11	2005	3	11,200	N	N	717 20TH AVE W
008	172080	0320	8/1/2006	\$1,550,000	2650	850	12	2002	3	5,001	N	N	706 1ST ST S
008	172080	0320	1/16/2006	\$1,375,000	2650	850	12	2002	3	5,001	N	N	706 1ST ST S
008	516700	0180	12/7/2006	\$1,388,000	3070	1120	12	1998	3	2,598	N	N	10127 NE 66TH LN
008	124710	0010	12/14/2007	\$1,750,000	3070	1790	12	2005	3	16,112	Y	N	9137 112TH AVE NE
008	388580	0245	4/12/2006	\$2,100,000	3140	1170	12	2005	3	6,120	Y	N	145 5TH AVE W
008	516700	0040	6/18/2007	\$1,965,000	3350	1310	12	1999	3	3,639	Y	N	10103 NE 66TH LN
008	388580	6955	7/8/2005	\$1,450,000	3480	450	12	2004	3	5,500	N	N	708 2ND ST
008	388580	0575	4/1/2005	\$2,000,000	3820	0	12	1999	3	8,587	Y	N	325 7TH AVE W
008	085600	0855	1/11/2005	\$2,070,000	4303	1925	12	2000	3	11,599	Y	N	724 14TH AVE W
008	062505	9055	3/17/2006	\$2,583,750	4645	1130	12	2001	3	20,734	Y	N	1030 14TH PL W
008	516700	0090	12/7/2007	\$2,210,000	4650	1159	12	2001	3	4,329	Y	N	10123 NE 66TH LN
008	516700	0090	2/10/2005	\$1,825,000	4650	1159	12	2001	3	4,329	Y	N	10123 NE 66TH LN

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9141	4/1/2005	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	082505	9173	12/26/2007	\$1,040,000	NO MARKET EXPOSURE;
002	082505	9316	6/5/2006	\$849,990	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	120150	0040	3/23/2006	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	120150	0070	2/9/2006	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	123400	0010	3/25/2005	\$490,000	IMPROVEMENT VALUE <=\$25,000
002	123400	0530	7/23/2007	\$2,175,000	NON-REPRESENTATIVE
002	123400	0691	1/3/2007	\$500,000	FULL SALES PRICE NOT REPORTED;
002	123400	0691	2/15/2007	\$25,000	FULL SALES PRICE NOT REPORTED;
002	123400	0730	4/11/2005	\$882,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	169240	0010	12/6/2006	\$1,200,000	NO MARKET EXPOSURE;
002	169240	0022	3/28/2007	\$886,000	NO MARKET EXPOSURE;
002	169240	0035	3/24/2006	\$650,000	SEGREGATION AND/OR MERGER;
002	169240	0055	4/24/2007	\$1,600,000	NO MARKET EXPOSURE;
002	169240	0058	8/11/2006	\$1,450,000	ESTATE ADMINISTRATOR,
002	169290	0067	5/10/2006	\$557,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	169290	0120	4/12/2007	\$675,000	NO MARKET EXPOSURE;
002	172505	9167	4/10/2006	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	172505	9167	6/21/2006	\$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	172505	9175	9/7/2007	\$799,000	MULTI-IMPROVEMENTS
002	172505	9180	4/25/2005	\$387,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	172505	9219	6/10/2005	\$148,922	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	172505	9246	9/21/2007	\$1,785,000	AV NOT 100%
002	172505	9273	8/11/2005	\$2,140,000	RELOCATION - SALE TO SERVICE;
002	172505	9281	8/31/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172505	9281	9/20/2007	\$540,000	IMPROVEMENT VALUE <=\$25,000
002	172505	9311	10/24/2005	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	243200	0070	3/29/2006	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	243200	0080	8/1/2006	\$601,000	BUILDER OR DEVELOPER SALES;
002	246540	0026	3/9/2005	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	254050	0110	8/20/2007	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	254050	0110	6/6/2007	\$327,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
002	264950	0095	3/20/2007	\$720,000	IMPROVEMENT VALUE <=\$25,000
002	264950	0095	7/5/2005	\$606,000	IMPROVEMENT VALUE <=\$25,000
002	264950	0115	12/21/2007	\$990,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	264950	0215	6/1/2005	\$580,000	IMPROVEMENT VALUE <=\$25,000
002	264950	0240	11/16/2007	\$1,875,000	AV NOT 100%
002	264950	0250	3/27/2007	\$1,100,000	SEGREGATION AND/OR MERGER;
002	265000	0102	7/7/2006	\$607,000	QUIT CLAIM DEED;
002	268070	0060	3/9/2005	\$426,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	268070	0150	2/22/2005	\$436,500	BANKRUPTCY - RECEIVER OR TRUSTEE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	268070	0330	4/18/2005	\$1,169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	304170	0020	8/12/2005	\$397,500	QUIT CLAIM DEED;
002	304170	0035	6/29/2005	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	330076	0370	11/4/2005	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	346900	0030	7/6/2006	\$797,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	410050	0025	6/28/2005	\$1,490,000	NO MARKET EXPOSURE;
002	410101	0320	5/16/2007	\$1,200,000	ESTATE ADMINISTRATOR;
002	410450	0166	3/1/2005	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	415180	0200	8/28/2006	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	415180	0460	4/5/2007	\$1,325,000	NON-REPRESENTATIVE SALE;
002	415180	0510	4/5/2006	\$725,000	IMPROVEMENT VALUE <=\$25,000
002	667890	0150	8/30/2005	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	755521	0210	11/22/2005	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	755522	0060	2/27/2006	\$454,700	NO MARKET EXPOSURE;
002	792325	0020	12/29/2005	\$1,175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	934890	0005	3/5/2007	\$820,000	IMPROVEMENT VALUE <=\$25,000
002	934890	0470	5/27/2005	\$670,000	SEGREGATION AND/OR MERGER;
002	935390	0510	4/2/2007	\$550,000	NO MARKET EXPOSURE;
002	941360	0060	7/1/2005	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	941360	0360	4/25/2005	\$266,250	QUIT CLAIM DEED;
002	954420	0262	3/9/2006	\$1,200,000	NO MARKET EXPOSURE;
002	954420	0362	1/5/2006	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	954420	0445	7/1/2005	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	980859	0060	4/20/2005	\$652,000	RELOCATION - SALE TO SERVICE;
002	980859	0630	4/11/2007	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	980863	0030	5/13/2005	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	980864	0330	5/25/2005	\$770,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	980864	0330	10/18/2006	\$1,315,000	NON-REPRESENTATIVE
008	012000	0014	2/14/2005	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	062505	9004	9/20/2007	\$10,000,000	MULTI-IMPROVEMENTS
008	062505	9018	4/25/2007	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	062505	9061	5/9/2005	\$1,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	082505	9082	11/8/2007	\$450,000	IMPROVEMENT VALUE <=\$25,000
008	082505	9187	4/5/2005	\$275,000	ESTATE ADMINISTRATOR;
008	085600	0681	7/24/2006	\$725,000	IMPROVEMENT VALUE <=\$25,000
008	085600	0681	4/5/2005	\$525,000	IMPROVEMENT VALUE <=\$25,000
008	085600	0780	3/29/2006	\$650,000	IMPROVEMENT VALUE <=\$25,000
008	085600	0840	8/27/2007	\$869,240	IMPROVEMENT VALUE <=\$25,000
008	085600	1160	6/25/2007	\$683,000	IMPROVEMENT VALUE <=\$25,000
008	085600	1195	11/14/2005	\$690,000	IMPROVEMENT VALUE <=\$25,000
008	123510	0200	4/1/2006	\$580,000	SEGREGATION AND/OR MERGER;
008	123510	0200	4/11/2007	\$591,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	123510	0370	7/27/2005	\$449,950	IMPROVEMENT VALUE <=\$25,000
008	123510	0380	11/7/2006	\$800,000	IMPROVEMENT VALUE <=\$25,000
008	123570	0045	1/11/2006	\$433,000	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	123570	0071	5/22/2007	\$440,500	AV NOT 100%
008	123570	0075	11/21/2006	\$840,000	BUILDER OR DEVELOPER SALES;
008	123570	0080	1/8/2007	\$840,000	NO MARKET EXPOSURE;
008	123630	0118	5/10/2005	\$82,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	123630	0136	7/2/2007	\$448,000	AV NOT 100%
008	123630	0296	9/5/2006	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	123630	0326	4/28/2005	\$565,000	SEGREGATION AND/OR MERGER;
008	123630	0327	6/13/2005	\$550,000	SEGREGATION AND/OR MERGER;
008	123630	0381	4/7/2005	\$350,000	NO MARKET EXPOSURE;
008	123650	0010	12/2/2006	\$519,000	RELOCATION - SALE TO SERVICE;
008	123850	0990	6/20/2006	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	123890	0040	6/24/2005	\$370,000	STATEMENT TO DOR;
008	123890	0040	11/8/2006	\$525,000	IMPROVEMENT VALUE <=\$25,000
008	123890	0129	7/29/2005	\$399,565	PARTIAL INTEREST (1/3, 1/2, Etc.);
008	123890	0210	3/3/2005	\$680,000	NO MARKET EXPOSURE;
008	123890	0211	5/12/2006	\$900,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	123890	0226	5/12/2006	\$940,000	BUILDER OR DEVELOPER SALES;
008	123940	0285	6/21/2006	\$570,000	IMPROVEMENT VALUE <=\$25,000
008	123940	0300	12/14/2005	\$386,000	NO MARKET EXPOSURE;
008	123940	0430	7/23/2007	\$650,000	MULTI-IMPROVEMENTS
008	123940	0470	1/9/2006	\$444,000	CORPORATE AFFILIATES;
008	123940	0701	8/4/2005	\$639,368	QUIT CLAIM DEED;
008	124500	0055	4/2/2007	\$599,500	IMPROVEMENT VALUE <=\$25,000
008	124500	0065	7/27/2006	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	0110	5/2/2007	\$27,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	0170	5/9/2005	\$320,000	NO MARKET EXPOSURE;
008	124500	0495	1/6/2005	\$325,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
008	124500	0796	9/6/2006	\$525,000	TEAR DOWN; STATEMENT TO DOR;
008	124500	0796	11/17/2005	\$423,000	NO MARKET EXPOSURE;
008	124500	0797	12/21/2005	\$450,750	IMPROVEMENT VALUE <=\$25,000
008	124500	0957	3/15/2007	\$682,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1036	6/7/2006	\$640,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1036	7/5/2005	\$525,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1037	3/24/2006	\$487,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1037	6/7/2007	\$565,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1140	1/28/2005	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1252	11/21/2007	\$683,389	IMPROVEMENT VALUE <=\$25,000
008	124500	1252	4/20/2007	\$620,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1261	5/16/2005	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1460	11/1/2006	\$753,850	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	1546	11/5/2006	\$50,000	QUIT CLAIM DEED;
008	124500	1546	11/27/2006	\$50,000	QUIT CLAIM DEED;
008	124500	1625	5/24/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	1646	7/3/2006	\$489,500	IMPROVEMENT VALUE <=\$25,000
008	124500	1675	5/23/2006	\$537,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1751	5/25/2007	\$609,950	IMPROVEMENT VALUE <=\$25,000

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	124500	1755	2/13/2006	\$430,000	IMPROVEMENT VALUE <=\$25,000
008	124500	1759	7/1/2005	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1828	10/31/2005	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	1831	5/19/2005	\$612,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	1831	8/21/2006	\$655,498	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	124500	1981	3/12/2007	\$1,193,000	FULL SALES PRICE NOT REPORTED;
008	124500	2060	4/13/2006	\$550,000	IMPROVEMENT VALUE <=\$25,000
008	124500	2113	9/6/2006	\$70,000	QUIT CLAIM DEED;
008	124500	2171	5/24/2005	\$380,000	SEGREGATION AND/OR MERGER;
008	124500	2320	6/2/2005	\$725,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	2335	1/26/2006	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2350	11/4/2005	\$1,100,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	124500	2370	10/26/2006	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2375	2/24/2005	\$490,000	BUILDER OR DEVELOPER SALES;
008	124500	2375	2/11/2005	\$402,000	IMPROVEMENT VALUE <=\$25,000
008	124500	2388	7/5/2005	\$800,000	SEGREGATION AND/OR MERGER;
008	124500	2390	2/23/2005	\$525,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	124500	2415	1/24/2007	\$839,000	NO MARKET EXPOSURE;
008	124500	2415	12/6/2006	\$750,000	NO MARKET EXPOSURE;
008	124500	2490	6/20/2006	\$1,045,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2510	1/17/2007	\$720,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	2540	7/2/2007	\$800,000	NO MARKET EXPOSURE;
008	124500	2540	12/19/2006	\$675,000	IMPROVEMENT VALUE <=\$25,000
008	124500	2860	3/1/2007	\$175,500	NON-REPRESENTATIVE SALE;
008	124500	2900	4/1/2005	\$574,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2925	3/10/2006	\$184,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	2945	9/23/2005	\$543,000	IMPROVEMENT VALUE <=\$25,000
008	124500	2960	5/11/2006	\$1,398,000	RELOCATION - SALE TO SERVICE;
008	124500	2995	9/1/2005	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	3065	3/13/2006	\$687,730	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124500	3115	4/11/2006	\$485,000	IMPROVEMENT VALUE <=\$25,000
008	124500	3135	11/12/2007	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	3255	7/12/2006	\$585,000	IMPROVEMENT VALUE <=\$25,000
008	124500	3375	8/11/2005	\$587,500	IMPROVEMENT VALUE <=\$25,000
008	124500	3400	10/11/2007	\$525,000	NON-REPRESENTATIVE SALE;
008	124500	3690	7/16/2007	\$735,000	STATEMENT TO DOR;
008	124550	0025	8/23/2007	\$194,363	QUIT CLAIM DEED; STATEMENT TO DOR;
008	124550	0035	8/3/2005	\$380,000	IMPROVEMENT VALUE <=\$25,000
008	124550	0050	9/8/2005	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124550	0215	11/16/2007	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124550	0286	10/27/2006	\$440,000	AV NOT 100%
008	124550	0625	5/5/2006	\$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124550	0627	5/16/2005	\$226,269	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124550	0627	8/31/2006	\$233,118	QUIT CLAIM DEED;
008	124550	0638	8/21/2007	\$565,000	AV NOT 100%
008	124550	0652	3/1/2005	\$899,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	124550	0727	12/7/2006	\$576,500	IMPROVEMENT VALUE <=\$25,000
008	124550	0805	1/6/2006	\$775,000	IMPROVEMENT VALUE <=\$25,000
008	124550	0817	3/20/2006	\$338,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	124550	0825	10/29/2007	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124550	0916	7/26/2007	\$3,700,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	124550	0970	4/13/2005	\$2,475,000	NO MARKET EXPOSURE;
008	124550	0970	12/8/2005	\$2,687,000	NO MARKET EXPOSURE;
008	124710	0006	1/26/2007	\$1,106,150	AV NOT 100%
008	124710	0035	7/22/2006	\$971,000	RELOCATION - SALE TO SERVICE;
008	124760	0118	7/25/2006	\$2,950,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124810	0010	12/5/2006	\$920,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	124870	0226	5/9/2005	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	144300	0070	8/29/2006	\$455,000	NO MARKET EXPOSURE;
008	148930	0290	3/7/2005	\$475,000	IMPROVEMENT VALUE <=\$25,000
008	155460	0070	6/7/2007	\$590,000	NO MARKET EXPOSURE;
008	172080	0035	3/8/2005	\$449,900	IMPROVEMENT VALUE <=\$25,000
008	172080	0285	11/3/2006	\$604,577	IMPROVEMENT VALUE <=\$25,000
008	172080	0305	5/16/2006	\$681,900	IMPROVEMENT VALUE <=\$25,000
008	174170	0015	2/18/2005	\$401,126	IMPROVEMENT VALUE <=\$25,000
008	175020	0180	7/17/2006	\$358,000	TENANT;
008	179150	0045	9/13/2006	\$1,200,000	MOBILE HOME;
008	180790	0150	5/31/2007	\$579,000	IMPROVEMENT VALUE <=\$25,000
008	184237	0100	8/8/2007	\$874,950	AV NOT 100%
008	187500	0085	3/7/2006	\$400,000	NO MARKET EXPOSURE;
008	187500	0170	8/15/2006	\$350,000	NO MARKET EXPOSURE;
008	187500	0330	4/29/2005	\$630,000	SEGREGATION AND/OR MERGER;
008	206300	0140	7/5/2005	\$480,000	NO MARKET EXPOSURE;
008	212020	0100	2/3/2006	\$510,000	IMPROVEMENT VALUE <=\$25,000
008	227360	0100	7/6/2006	\$449,900	NON-REPRESENTATIVE
008	227360	0170	6/28/2005	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	227360	0460	12/19/2005	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	227360	0520	3/30/2007	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	250550	0009	9/25/2006	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	250550	0065	8/1/2006	\$387,000	NO MARKET EXPOSURE;
008	250550	0086	6/12/2007	\$435,000	NO MARKET EXPOSURE;
008	250550	0096	1/15/2007	\$178,545	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	250550	0166	12/13/2005	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	250550	0196	6/22/2005	\$415,000	IMPROVEMENT VALUE <=\$25,000
008	259101	0040	5/17/2006	\$402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	259101	0190	10/17/2006	\$370,000	NO MARKET EXPOSURE;
008	259101	0190	10/17/2006	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	259102	0020	2/7/2006	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	259102	0020	6/2/2006	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	259102	0510	5/31/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	322605	9068	6/27/2006	\$350,000	NO MARKET EXPOSURE;
008	322605	9075	10/21/2005	\$144,500	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	322605	9077	9/26/2005	\$475,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	322605	9082	4/5/2007	\$800,000	NO MARKET EXPOSURE;
008	322605	9090	10/19/2005	\$290,000	NO MARKET EXPOSURE;
008	322605	9092	4/24/2006	\$337,000	IMPROVEMENT VALUE <=\$25,000
008	322605	9097	6/22/2006	\$575,000	NO MARKET EXPOSURE;
008	322605	9097	1/29/2007	\$590,000	NO MARKET EXPOSURE;
008	322605	9104	9/7/2005	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	322605	9137	8/24/2005	\$366,840	TENANT;
008	322605	9141	10/2/2007	\$415,000	IMPROVEMENT VALUE <=\$25,000
008	322605	9142	8/29/2007	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	322605	9147	3/9/2006	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	329573	0110	10/12/2007	\$762,500	RELOCATION - SALE TO SERVICE
008	332605	9090	8/7/2007	\$780,000	BUILDER OR DEVELOPER SALES;
008	332605	9113	5/3/2005	\$779,950	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	332605	9185	9/6/2005	\$533,000	MULTI-IMPROVEMENTS
008	332605	9250	5/4/2006	\$730,000	RELOCATION - SALE TO SERVICE;
008	358480	0010	6/24/2005	\$444,000	IMPROVEMENT VALUE <=\$25,000
008	358480	0130	3/14/2006	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	358480	0150	2/13/2006	\$565,000	IMPROVEMENT VALUE <=\$25,000
008	369910	0080	7/6/2005	\$346,000	IMPROVEMENT VALUE <=\$25,000
008	369910	0090	6/13/2005	\$630,000	NO MARKET EXPOSURE;
008	375610	0090	7/9/2007	\$553,875	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	375610	0115	5/10/2005	\$375,000	TEAR DOWN;
008	375610	0260	7/10/2007	\$633,512	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	375630	0040	1/23/2007	\$417,000	IMPROVEMENT VALUE <=\$25,000
008	375890	0001	10/28/2005	\$533,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	375890	0004	5/24/2007	\$799,950	NON-REPRESENTATIVE SALE;
008	375890	0005	8/23/2006	\$745,000	NO MARKET EXPOSURE;
008	375890	0010	3/23/2006	\$739,950	NON-REPRESENTATIVE SALE;
008	375890	0112	12/3/2007	\$815,150	RELOCATION - SALE TO SERVICE;
008	375890	0120	12/14/2005	\$96,000	NO MARKET EXPOSURE;
008	375890	0125	3/30/2005	\$347,000	NO MARKET EXPOSURE;
008	375890	0283	2/18/2005	\$607,500	NO MARKET EXPOSURE;
008	375890	0310	8/22/2005	\$322,000	NO MARKET EXPOSURE;
008	375890	0315	8/25/2006	\$440,000	IMPROVEMENT VALUE <=\$25,000
008	375950	0020	11/27/2006	\$870,000	BUILDER OR DEVELOPER SALES;
008	376440	0100	3/23/2006	\$583,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	376450	0140	1/11/2005	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	376450	0150	2/16/2005	\$458,950	FORCED SALE;
008	386380	0010	6/9/2005	\$435,000	IMPROVEMENT VALUE <=\$25,000
008	388580	0215	2/14/2007	\$750,000	ESTATE ADMINISTRATOR;
008	388580	0235	5/23/2007	\$630,000	IMPROVEMENT VALUE <=\$25,000
008	388580	0305	9/26/2006	\$893,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	0510	7/18/2007	\$1,324,500	IMPROVEMENT VALUE <=\$25,000
008	388580	0635	6/13/2007	\$1,500,000	NON-REPRESENTATIVE SALE
008	388580	0655	6/7/2005	\$2,720,000	NON-REPRESENTATIVE

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	0960	4/11/2007	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	1240	3/5/2007	\$995,000	IMPROVEMENT VALUE <=\$25,000
008	388580	1270	10/24/2005	\$985,000	RELOCATION - SALE TO SERVICE;
008	388580	1270	10/26/2005	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	1285	1/11/2007	\$2,450,000	CORPORATE AFFILIATES;
008	388580	1470	9/26/2006	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	1595	5/29/2007	\$2,325,000	NON-REPRESENTATIVE
008	388580	1845	5/5/2005	\$300,000	NO MARKET EXPOSURE;
008	388580	1920	3/24/2005	\$584,000	IMPROVEMENT VALUE <=\$25,000
008	388580	2040	7/12/2007	\$483,500	IMPROVEMENT VALUE <=\$25,000
008	388580	2136	4/21/2005	\$439,900	IMPROVEMENT VALUE <=\$25,000
008	388580	2165	2/19/2007	\$538,000	IMPROVEMENT VALUE <=\$25,000
008	388580	2460	3/1/2006	\$675,000	IMPROVEMENT VALUE <=\$25,000
008	388580	2475	3/23/2007	\$812,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	2570	3/23/2005	\$720,000	AV NOT 100%
008	388580	2600	7/14/2006	\$1,650,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	2625	9/19/2007	\$753,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	2720	8/3/2006	\$553,000	IMPROVEMENT VALUE <=\$25,000
008	388580	2720	4/4/2005	\$500,000	IMPROVEMENT VALUE <=\$25,000
008	388580	2900	12/8/2005	\$99,278	PARTIAL INTEREST (1/3, 1/2, Etc.);
008	388580	2900	2/21/2007	\$700,000	IMPROVEMENT VALUE <=\$25,000
008	388580	3055	6/23/2005	\$1,250,000	SEGREGATION AND/OR MERGER;
008	388580	3135	10/20/2005	\$675,000	IMPROVEMENT VALUE <=\$25,000
008	388580	3426	7/20/2006	\$645,000	IMPROVEMENT VALUE <=\$25,000
008	388580	4400	1/11/2005	\$244,786	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	4820	4/9/2007	\$875,000	IMPROVEMENT VALUE <=\$25,000
008	388580	4865	8/23/2005	\$750,000	MULTI-IMPROVEMENTS
008	388580	5065	8/30/2007	\$692,500	IMPROVEMENT VALUE <=\$25,000
008	388580	5360	10/1/2007	\$550,000	NO MARKET EXPOSURE;
008	388580	5385	1/31/2005	\$350,000	RELOCATION - SALE TO SERVICE;
008	388580	5385	2/25/2005	\$399,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	5454	11/28/2007	\$492,500	IMPROVEMENT VALUE <=\$25,000
008	388580	5816	3/24/2005	\$376,000	IMPROVEMENT VALUE <=\$25,000
008	388580	5850	6/20/2007	\$675,000	NO MARKET EXPOSURE;
008	388580	5975	8/9/2005	\$918,000	MULTI-IMPROVEMENTS
008	388580	6055	1/11/2005	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6220	7/20/2007	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6520	2/25/2005	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6520	5/16/2006	\$710,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6525	4/6/2005	\$765,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6645	8/1/2006	\$675,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6645	11/25/2005	\$660,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6875	4/23/2007	\$650,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6885	6/21/2005	\$605,000	IMPROVEMENT VALUE <=\$25,000
008	388580	6885	3/15/2005	\$520,100	IMPROVEMENT VALUE <=\$25,000
008	388580	6905	6/24/2005	\$561,000	IMPROVEMENT VALUE <=\$25,000

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	6955	7/9/2007	\$1,181,000	EXEMPT FROM EXCISE TAX;
008	388580	6985	1/4/2007	\$473,000	IMPROVEMENT VALUE <=\$25,000
008	388580	7000	7/21/2006	\$530,000	IMPROVEMENT VALUE <=\$25,000
008	388580	7020	4/25/2007	\$525,000	IMPROVEMENT VALUE <=\$25,000
008	388580	7025	3/23/2005	\$438,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7025	6/13/2006	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7034	4/20/2005	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7045	6/23/2005	\$359,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7125	12/16/2005	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7180	2/25/2005	\$467,600	IMPROVEMENT VALUE <=\$25,000
008	388580	7345	4/4/2005	\$588,000	SEGREGATION AND/OR MERGER;
008	388580	7370	3/29/2005	\$478,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7916	12/19/2005	\$389,000	NO MARKET EXPOSURE;
008	388580	8025	12/12/2007	\$281,213	QUIT CLAIM DEED;
008	388580	8035	10/3/2006	\$1,250,000	SEGREGATION AND/OR MERGER;
008	388580	8180	8/31/2006	\$241,618	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	388580	8467	10/18/2007	\$1,505,000	AV NOT 100%
008	388580	8840	10/17/2007	\$900,000	BUILDER OR DEVELOPER SALES;
008	388690	0670	2/16/2005	\$400,000	IMPROVEMENT VALUE <=\$25,000
008	388690	0830	7/17/2006	\$482,000	IMPROVEMENT VALUE <=\$25,000
008	388690	1735	12/21/2005	\$325,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	388690	1740	12/12/2005	\$425,000	SEGREGATION AND/OR MERGER;
008	388690	2480	7/28/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	2480	9/6/2005	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	2870	2/3/2005	\$416,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	3220	10/27/2006	\$425,000	TEAR DOWN; NO MARKET EXPOSURE;
008	388690	3281	7/20/2005	\$419,000	NO MARKET EXPOSURE;
008	388690	3290	8/24/2005	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	3705	1/12/2005	\$397,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	4005	2/23/2006	\$600,000	AV NOT 100%
008	388690	4140	9/19/2005	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	389010	0035	7/18/2007	\$425,000	IMPROVEMENT VALUE <=\$25,000
008	389010	0039	7/27/2006	\$390,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
008	389210	0005	7/27/2007	\$600,000	MULTI-PARCEL SALE;
008	389210	0010	7/27/2007	\$700,000	MULTI-PARCEL SALE;
008	389210	0022	3/28/2005	\$475,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	389310	0327	7/5/2005	\$311,600	IMPROVEMENT VALUE <=\$25,000
008	389310	0541	6/21/2006	\$410,000	NO MARKET EXPOSURE;
008	389310	0824	11/24/2007	\$417,000	IMPROVEMENT VALUE <=\$25,000
008	389610	0010	8/31/2006	\$484,592	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	389610	0080	10/11/2005	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	389610	0080	7/30/2007	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	390010	1255	12/1/2006	\$610,000	IMPROVEMENT VALUE <=\$25,000
008	390100	0050	4/19/2006	\$497,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	390230	0400	5/30/2007	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	390230	0500	3/27/2007	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	390230	0520	5/8/2007	\$545,000	NO MARKET EXPOSURE;
008	390231	0130	5/2/2006	\$496,000	IMPROVEMENT VALUE <=\$25,000
008	395550	0030	2/11/2005	\$313,000	IMPROVEMENT VALUE <=\$25,000
008	398270	0730	11/17/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	398270	3460	8/11/2005	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	419170	0010	11/28/2005	\$342,410	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	419170	0130	6/7/2007	\$621,000	NO MARKET EXPOSURE;
008	419170	0130	1/10/2005	\$432,800	NO MARKET EXPOSURE;
008	430820	0180	8/15/2007	\$628,000	IMPROVEMENT VALUE <=\$25,000
008	430820	0190	6/14/2005	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	516700	0010	1/11/2006	\$1,900,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	516700	0040	8/9/2006	\$1,965,000	RELOCATION - SALE TO SERVICE;
008	521200	0020	9/13/2007	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	521200	0060	1/9/2007	\$475,000	CONDITION FAIR
008	542170	0005	2/9/2007	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	542170	0035	8/8/2006	\$285,000	NO MARKET EXPOSURE;
008	664200	0060	6/28/2006	\$340,715	NO MARKET EXPOSURE;
008	664200	0070	11/1/2007	\$420,000	IMPROVEMENT VALUE <=\$25,000
008	664200	0090	2/2/2005	\$326,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	681630	0060	4/27/2005	\$338,000	NO MARKET EXPOSURE;
008	681630	0240	9/26/2005	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	741950	0200	5/24/2005	\$542,000	TEAR DOWN; RELOCATION - SALE BY SERVICE;
008	741950	0200	5/12/2005	\$542,000	RELOCATION - SALE TO SERVICE;
008	742170	0030	8/2/2007	\$839,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	765490	0215	2/23/2005	\$825,000	NO MARKET EXPOSURE;
008	809960	0070	9/8/2005	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	809960	0100	6/24/2005	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	935490	0135	10/19/2005	\$650,000	IMPROVEMENT VALUE <=\$25,000
008	935490	0240	10/27/2005	\$1,100,000	IMPROVEMENT VALUE <=\$25,000
008	935490	0295	8/9/2007	\$989,000	RELOCATION - SALE TO SERVICE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.0%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +12.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 74 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.980.

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.
7	215	0.823	0.972	18.1%	0.952	0.993
8	168	0.834	0.988	18.4%	0.966	1.010
9	163	0.905	0.987	9.1%	0.963	1.010
10	203	0.904	0.984	8.8%	0.961	1.006
11	64	0.887	0.972	9.7%	0.940	1.004
12+	17	0.949	0.956	0.7%	0.903	1.009
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1940	20	0.739	0.848	14.8%	0.760	0.937
1940-1959	46	0.838	0.944	12.7%	0.905	0.983
1960-1979	148	0.856	0.998	16.6%	0.974	1.023
1980-1999	296	0.864	0.996	15.2%	0.980	1.012
2000>	320	0.905	0.976	7.9%	0.959	0.993
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	535	0.894	0.980	9.6%	0.967	0.993
Good	206	0.854	0.987	15.5%	0.967	1.007
Very Good	89	0.813	0.968	19.1%	0.937	0.998
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	293	0.861	0.981	13.9%	0.963	0.998
1.5	22	0.860	0.989	14.9%	0.904	1.073
2+	515	0.888	0.980	10.4%	0.967	0.993

Area 74 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.980.

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.

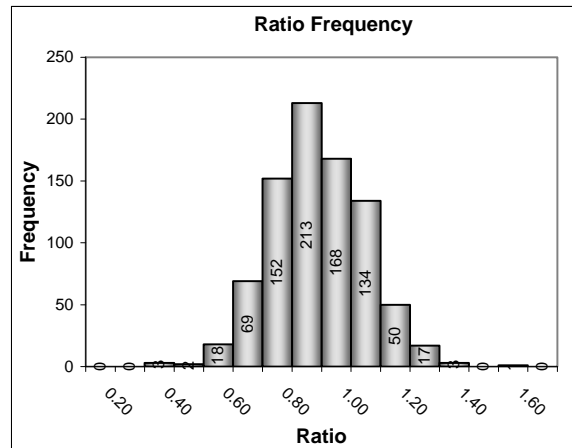
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1000	8	0.918	0.998	8.7%	0.859	1.137
1000-<1500	166	0.819	0.953	16.4%	0.931	0.976
1500-<2000	166	0.843	1.002	18.8%	0.979	1.025
2000-<2500	164	0.892	0.998	11.9%	0.974	1.023
2500-<3000	123	0.892	0.983	10.2%	0.954	1.012
3000-<3500	130	0.919	0.984	7.1%	0.959	1.009
3500-<4000	47	0.856	0.940	9.8%	0.900	0.980
4000+	26	0.932	0.971	4.1%	0.928	1.013
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	661	0.879	0.989	12.5%	0.977	1.000
Y	169	0.882	0.959	8.6%	0.935	0.982
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	827	0.881	0.982	11.4%	0.972	0.992
Y	3	0.787	0.873	10.9%	0.026	1.720
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	189	0.888	0.968	9.1%	0.947	0.990
8	641	0.877	0.984	12.2%	0.973	0.996
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<5000	79	0.912	0.966	5.8%	0.939	0.992
5000-<8000	261	0.857	0.990	15.4%	0.971	1.008
8000-<12000	398	0.890	0.987	10.9%	0.972	1.001
12000-<17000	71	0.890	0.950	6.7%	0.911	0.988
17000-<22000	16	0.843	0.937	11.2%	0.833	1.042
22000+	5	0.927	0.929	0.2%	0.724	1.133

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: NE/Team 1	Lien Date: 01/01/2007	Date of Report: 7/2/2008	Sales Dates: 1/2005- 12/2007
Area 74-2/8	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	830
Mean Assessed Value	798,000
Mean Sales Price	907,000
Standard Deviation AV	396,715
Standard Deviation SP	447,006
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.889
Median Ratio	0.881
Weighted Mean Ratio	0.880
UNIFORMITY	
Lowest ratio	0.308
Highest ratio:	1.501
Coefficient of Dispersion	14.29%
Standard Deviation	0.157
Coefficient of Variation	17.70%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.865
<i>Upper limit</i>	0.894
95% Confidence: Mean	
<i>Lower limit</i>	0.878
<i>Upper limit</i>	0.899
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4540
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.157
Recommended minimum:	40
Actual sample size:	830
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	429
# ratios above mean:	401
z:	0.972
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

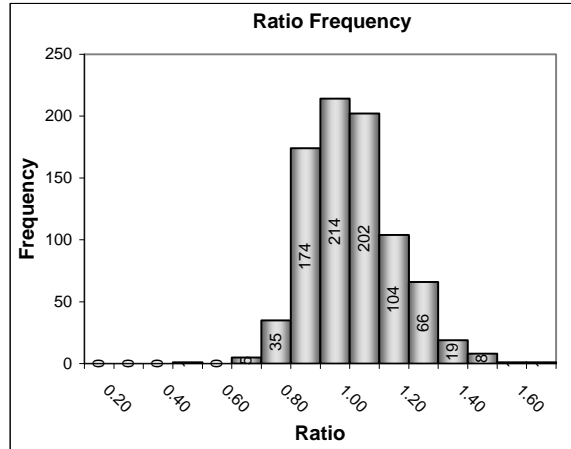
1 to 3 Unit Residences throughout area 74

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: NE/Team 1	Lien Date: 01/01/2008	Date of Report: 7/2/2008	Sales Dates: 1/2005 - 12/2007
Area 74-2/8	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	830
Mean Assessed Value	889,200
Mean Sales Price	907,000
Standard Deviation AV	400,022
Standard Deviation SP	447,006
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.007
Median Ratio	0.992
Weighted Mean Ratio	0.980
UNIFORMITY	
Lowest ratio	0.479
Highest ratio:	1.602
Coefficient of Dispersion	11.89%
Standard Deviation	0.150
Coefficient of Variation	14.93%
Price Related Differential (PRD)	1.027
RELIABILITY	
95% Confidence: Median	
Lower limit	0.982
Upper limit	1.006
95% Confidence: Mean	
Lower limit	0.997
Upper limit	1.017
SAMPLE SIZE EVALUATION	
N (population size)	4540
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.150
Recommended minimum:	36
Actual sample size:	830
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	447
# ratios above mean:	383
z:	2.221
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 74

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