

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 371

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$282,700	\$307,700	\$590,400			
2009 Value	\$239,700	\$242,000	\$481,700	\$572,700	84.1%	10.68%
Change	-\$43,000	-\$65,700	-\$108,700			
% Change	-15.2%	-21.4%	-18.4%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

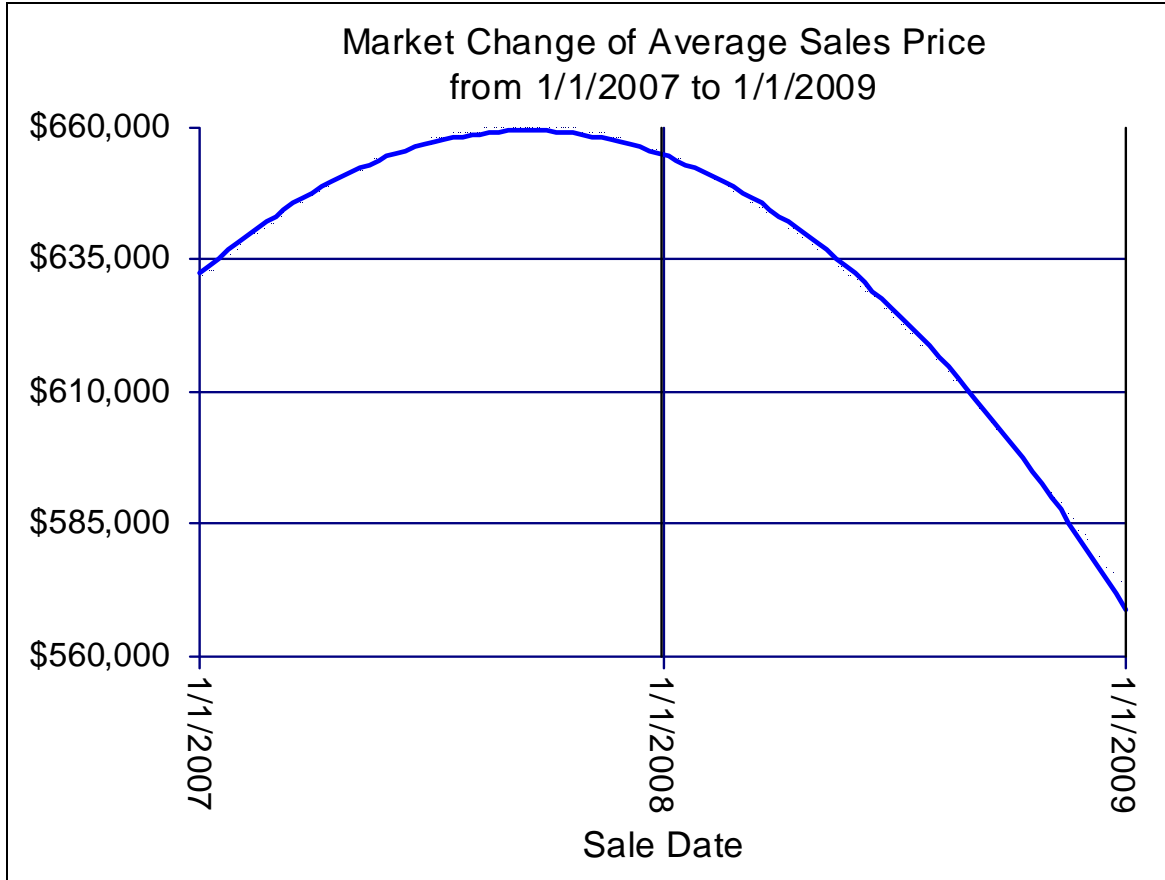
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$299,600	\$262,800	\$562,400
2009 Value	\$254,200	\$207,000	\$461,200
Percent Change	-15.2%	-21.2%	-18.0%

Number of one to three unit residences in the Population: 3,961

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for homes built or renovated after 1989. The assessment ratio for these newer homes was higher than others and their values were adjusted downward more.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

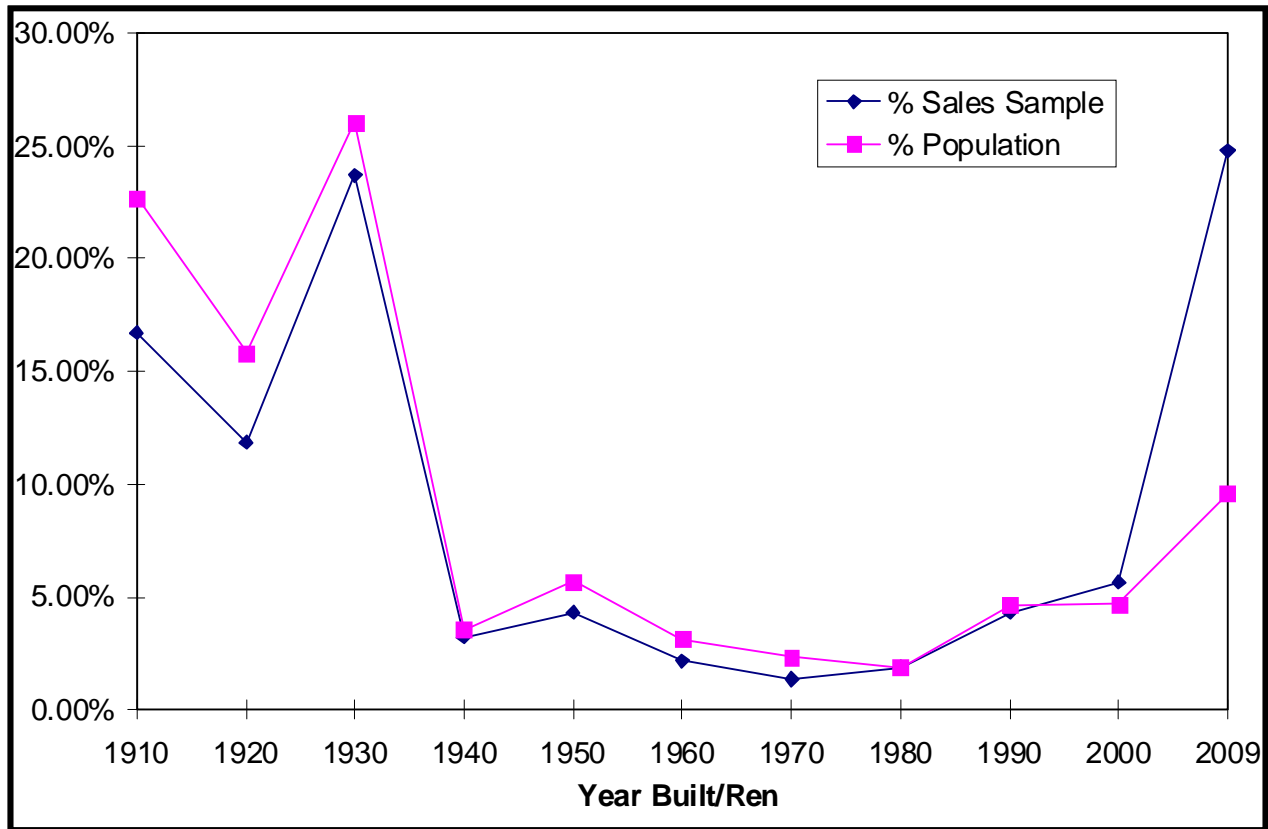
Market Change of Average Sale Price in Area 43
From 1/1/07 to 1/1/09



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	62	16.71%
1920	44	11.86%
1930	88	23.72%
1940	12	3.23%
1950	16	4.31%
1960	8	2.16%
1970	5	1.35%
1980	7	1.89%
1990	16	4.31%
2000	21	5.66%
2009	92	24.80%
	371	

Population		
Year Built/Ren	Frequency	% Population
1910	899	22.70%
1920	627	15.83%
1930	1032	26.05%
1940	140	3.53%
1950	225	5.68%
1960	125	3.16%
1970	92	2.32%
1980	74	1.87%
1990	183	4.62%
2000	185	4.67%
2009	379	9.57%
	3961	

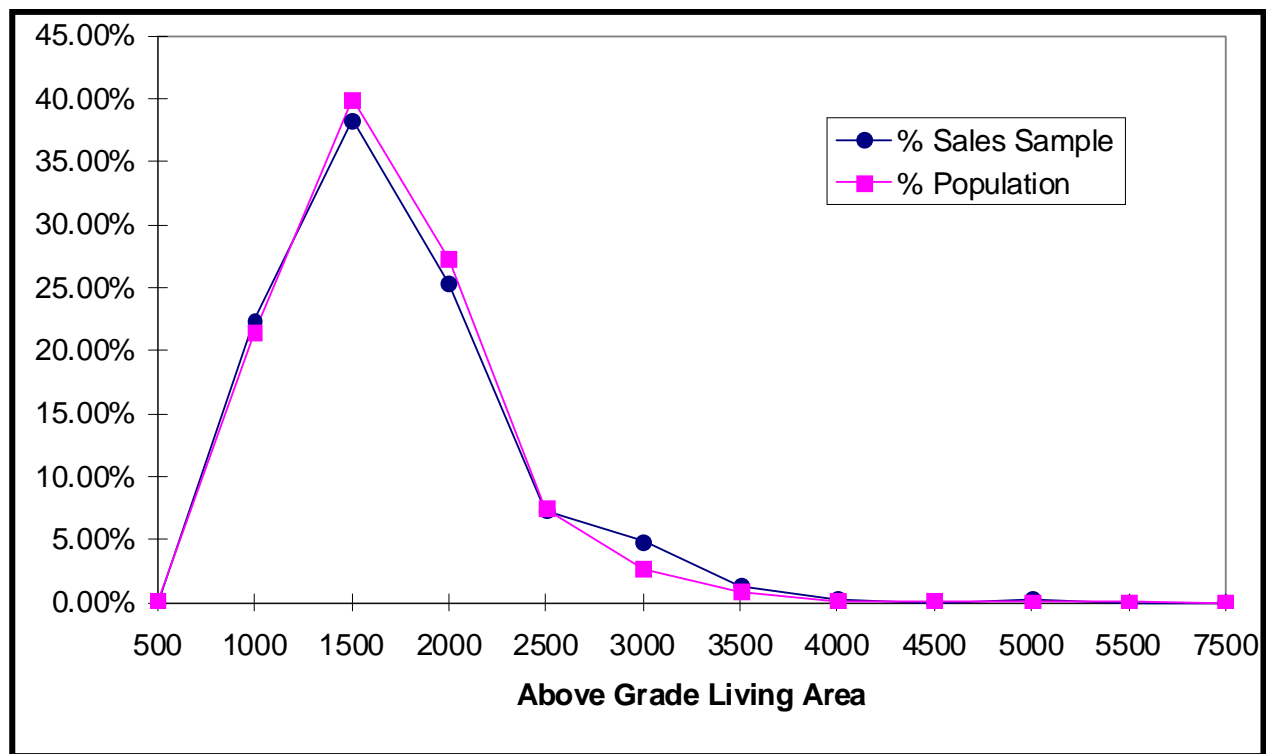


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	83	22.37%
1500	142	38.27%
2000	94	25.34%
2500	27	7.28%
3000	18	4.85%
3500	5	1.35%
4000	1	0.27%
4500	0	0.00%
5000	1	0.27%
5500	0	0.00%
7500	0	0.00%
	371	

Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	847	21.38%
1500	1582	39.94%
2000	1081	27.29%
2500	296	7.47%
3000	105	2.65%
3500	35	0.88%
4000	5	0.13%
4500	4	0.10%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3961	

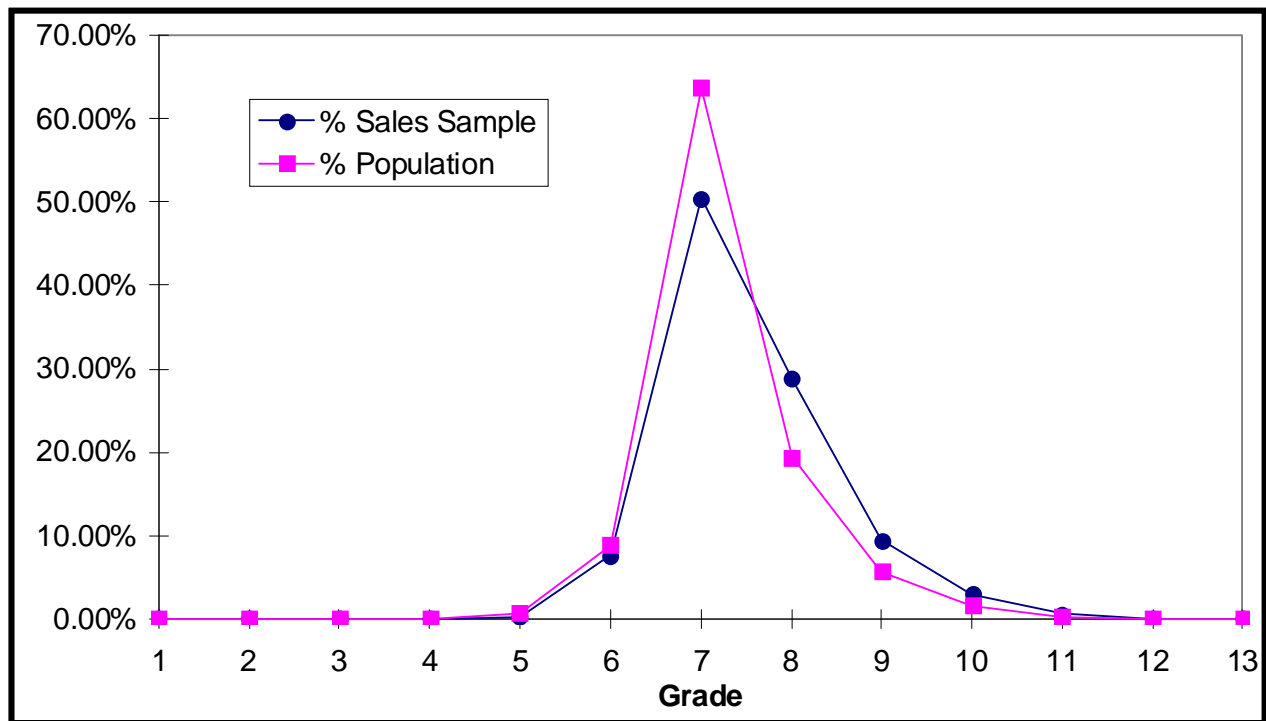


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

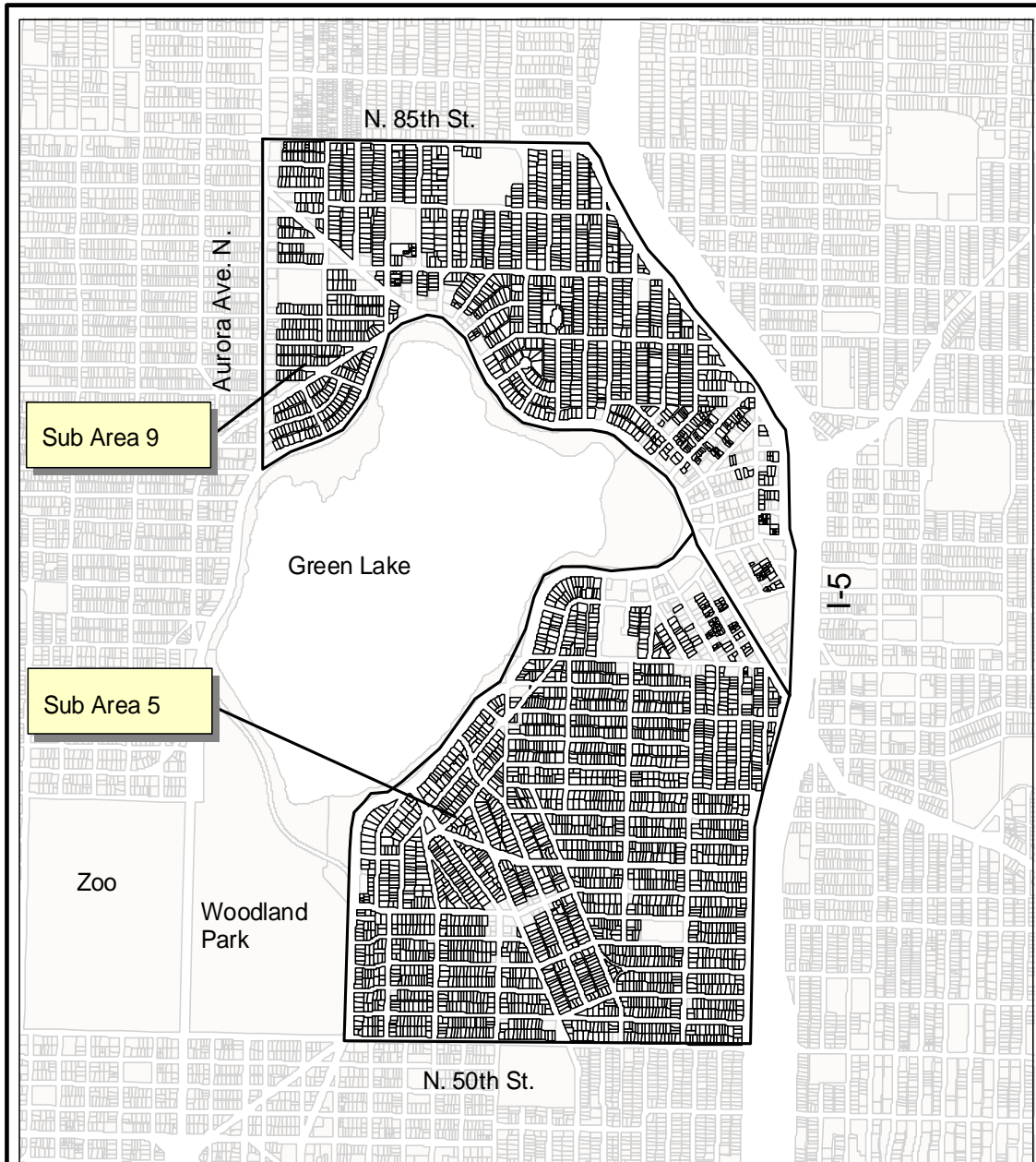
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.27%
6	28	7.55%
7	187	50.40%
8	107	28.84%
9	35	9.43%
10	11	2.96%
11	2	0.54%
12	0	0.00%
13	0	0.00%
371		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	26	0.66%
6	352	8.89%
7	2522	63.67%
8	767	19.36%
9	223	5.63%
10	62	1.57%
11	9	0.23%
12	0	0.00%
13	0	0.00%
3961		



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. Grade 7 sales are slightly under-represented and grade 8 sales over-represented.

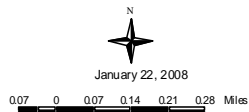
Area Map



Area 43 Sub Area Map

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Department of Assessments



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 11, 2009

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. There were no usable vacant land sales between 1/1/07 and 12/31/08. Based on the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.85, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 371 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / (1.030134 + 0.03036222 If YrBltRen>1989)

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 0.82 – 2009 Land Value=2009 Improvement Value).
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 0.82 – 2009 Land Value=2009 Improvement Value).
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 84.1%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.0%. This decrease is due partly to downward 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.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 43 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-17.49%

Year Built or Renovated > 1989	Yes
% Adjustment	-19.85%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a house built or renovated after 1989 parcel would *approximately* receive a -19.85% downward adjustment. 594 parcels in the improved population would receive this adjustment. There were 113 sales.

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

Generally new house parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

85% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 43 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.907	-9.3%
2/1/2007	0.898	-10.2%
3/1/2007	0.891	-10.9%
4/1/2007	0.885	-11.5%
5/1/2007	0.879	-12.1%
6/1/2007	0.875	-12.5%
7/1/2007	0.871	-12.9%
8/1/2007	0.869	-13.1%
9/1/2007	0.868	-13.2%
10/1/2007	0.868	-13.2%
11/1/2007	0.869	-13.1%
12/1/2007	0.871	-12.9%
1/1/2008	0.874	-12.6%
2/1/2008	0.879	-12.1%
3/1/2008	0.884	-11.6%
4/1/2008	0.891	-10.9%
5/1/2008	0.898	-10.2%
6/1/2008	0.907	-9.3%
7/1/2008	0.917	-8.3%
8/1/2008	0.928	-7.2%
9/1/2008	0.940	-6.0%
10/1/2008	0.953	-4.7%
11/1/2008	0.968	-3.2%
12/1/2008	0.983	-1.7%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.885	\$464,000
Sale 2	\$475,000	10/1/2008	0.953	\$453,000
Sale 3	\$515,000	7/1/2008	0.917	\$472,000

* The adjusted sale price has been rounded to the nearest \$1000.

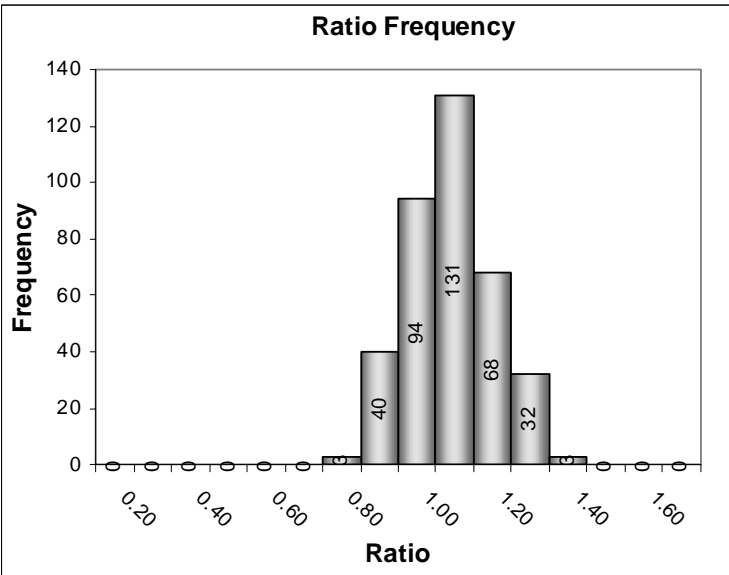
The time adjustment formula for Area 43 is $(1.030134 + 0.0005827716 * \text{SaleDay} + 0.0000006170337 * \text{SaleDaySq} + 0.03036222 * 0.3045822) / (1.030134 + 0.03036222 * 0.3045822)$

$\text{SaleDay} = \text{SaleDate} - 39814$

$\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2008	Date of Report: 6/11/2009	Sales Dates: 1/2007 - 12/2008
Area Green Lake / 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	371		
Mean Assessed Value	590,400		
Mean Adj. Sales Price	572,700		
Standard Deviation AV	207,855		
Standard Deviation SP	203,580		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.039		
Median Ratio	1.040		
Weighted Mean Ratio	1.031		
UNIFORMITY			
Lowest ratio	0.769		
Highest ratio:	1.354		
Coefficient of Dispersion	8.69%		
Standard Deviation	0.112		
Coefficient of Variation	10.77%		
Price Related Differential (PRD)	1.008		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 43 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
95% Confidence: Median			
Lower limit	1.021		
Upper limit	1.050		
95% Confidence: Mean			
Lower limit	1.028		
Upper limit	1.051		
SAMPLE SIZE EVALUATION			
N (population size)	3961		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.112		
Recommended minimum:	20		
Actual sample size:	371		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	185		
# ratios above mean:	186		
z:	0.052		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

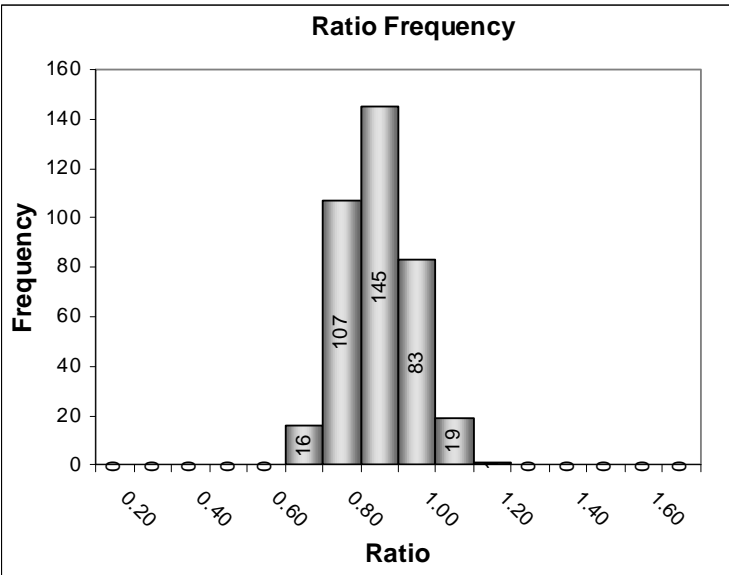
COMMENTS:

1 to 3 Unit Residences throughout area 43

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2009	Date of Report: 6/11/2009	Sales Dates: 1/2007 - 12/2008
Area Green Lake / 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	371		
Mean Assessed Value	481,700		
Mean Adj. Sales Price	572,700		
Standard Deviation AV	166,307		
Standard Deviation SP	203,580		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.845		
Weighted Mean Ratio	0.841		
UNIFORMITY			
Lowest ratio	0.634		
Highest ratio:	1.115		
Coefficient of Dispersion	8.64%		
Standard Deviation	0.091		
Coefficient of Variation	10.68%		
Price Related Differential (PRD)	1.009		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 43	
Lower limit	0.835		
Upper limit	0.855		
95% Confidence: Mean			
Lower limit	0.840		
Upper limit	0.858	Both assessment level and uniformity have been improved by application of the recommended values.	
SAMPLE SIZE EVALUATION			
N (population size)	3961		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.091		
Recommended minimum:	13	Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Actual sample size:	371		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	196		
# ratios above mean:	175		
z:	1.090		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 43

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

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	2395	3/25/08	\$350,000	\$311,000	660	6	1912	3	3000	N	N	5807 5TH AVE NE
5	955020	2710	6/24/08	\$370,000	\$338,000	750	6	1915	3	4160	N	N	330 NE 54TH ST
5	955020	4510	7/2/07	\$385,000	\$335,000	750	6	1914	3	3060	N	N	147 NE 52ND ST
5	125720	0380	6/13/07	\$360,000	\$314,000	780	6	1925	4	2496	N	N	102 NE 60TH ST
5	955020	2860	4/21/08	\$390,000	\$349,000	790	6	1919	3	4080	Y	N	344 NE 53RD ST
5	922240	0080	5/29/08	\$359,500	\$326,000	820	6	1923	3	3000	N	N	6331 6TH AVE NE
5	913610	0735	5/11/08	\$393,000	\$354,000	820	6	1913	3	3210	N	N	1613 N 54TH ST
5	952310	0205	7/30/07	\$499,951	\$434,000	840	6	1916	4	3000	N	N	1413 N 53RD ST
5	952810	5380	4/20/07	\$455,000	\$401,000	840	6	1932	4	3000	N	N	6527 CHAPIN PL N
5	955020	3650	6/3/08	\$459,950	\$418,000	840	6	1921	3	3060	N	N	119 NE 53RD ST
5	913610	0851	6/18/07	\$600,000	\$524,000	860	6	1924	4	3745	N	N	1628 N 53RD ST
5	955020	2740	10/3/08	\$320,000	\$305,000	860	6	1917	3	3960	N	N	5411 5TH AVE NE
5	955020	2250	7/23/08	\$560,000	\$518,000	880	6	1907	4	3120	N	N	2321 N 55TH ST
5	922240	0825	6/6/07	\$448,000	\$391,000	880	6	1923	4	3358	N	N	552 NE 60TH ST
5	125720	0015	9/17/07	\$446,500	\$387,000	920	6	1914	3	3060	N	N	207 NE 65TH ST
5	125720	0060	2/15/07	\$530,000	\$474,000	940	6	1924	4	4080	N	N	122 NE 64TH ST
5	913610	1860	4/18/07	\$485,000	\$427,000	960	6	1917	4	5010	N	N	1423 N 53RD ST
5	385690	0425	6/7/07	\$540,000	\$472,000	970	6	1906	3	3000	N	N	109 NE 60TH ST
5	955020	1495	2/27/08	\$434,000	\$383,000	1180	6	1920	4	5000	N	N	5126 KEYSTONE PL N
5	125720	2745	4/10/08	\$515,000	\$460,000	640	7	1906	4	5400	N	N	6014 MERIDIAN AVE N
5	955120	2210	6/5/08	\$500,000	\$454,000	750	7	1923	4	2963	N	N	6103 MERIDIAN AVE N
5	952810	5385	1/9/07	\$550,000	\$498,000	800	7	1938	5	3000	N	N	6531 CHAPIN PL N
5	955120	2580	5/25/07	\$465,000	\$407,000	820	7	1922	3	3000	N	N	5553 KENWOOD PL N
5	913610	3136	10/10/08	\$460,000	\$440,000	860	7	1925	3	4013	N	N	1620 N 50TH ST
5	913610	3136	8/1/07	\$426,000	\$370,000	860	7	1925	3	4013	N	N	1620 N 50TH ST
5	913610	1076	6/27/08	\$520,000	\$476,000	890	7	1910	4	3150	N	N	5308 WALLINGFORD AVE N
5	955020	0075	9/17/07	\$609,000	\$528,000	900	7	1912	4	3060	N	N	2115 N 54TH ST
5	955120	1265	8/19/08	\$601,000	\$562,000	900	7	1914	4	3481	N	N	5517 WOODLAWN AVE N
5	385690	2300	7/3/07	\$534,950	\$466,000	900	7	1925	4	3500	N	N	347 NE 59TH ST
5	125720	2760	6/16/08	\$575,000	\$524,000	910	7	1971	3	3060	N	N	2128 N 61ST ST
5	952310	0235	5/16/07	\$620,000	\$544,000	910	7	1918	5	4128	N	N	1412 N 52ND ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	0225	7/24/07	\$537,000	\$467,000	910	7	1927	4	3060	N	N	2113 N 53RD ST
5	955120	2105	4/23/07	\$520,000	\$458,000	920	7	1918	4	3500	N	N	6220 WOODLAWN AVE N
5	955020	1130	5/31/07	\$541,000	\$473,000	940	7	1912	4	3570	N	N	2340 N 51ST ST
5	125720	1245	9/22/08	\$515,000	\$489,000	940	7	1952	4	3814	N	N	6007 1ST AVE NE
5	385690	4125	6/25/07	\$559,000	\$487,000	950	7	1923	3	2640	N	N	2357 N 57TH ST
5	385690	0700	3/24/08	\$550,123	\$489,000	960	7	1902	3	6000	N	N	2302 N 59TH ST
5	955020	5040	11/23/07	\$375,000	\$326,000	960	7	1908	3	3919	N	N	308 NE 50TH ST
5	125720	1715	2/26/07	\$501,000	\$447,000	960	7	1975	3	3060	N	N	2317 N 63RD ST
5	913610	2750	7/19/07	\$419,500	\$365,000	960	7	1909	3	3150	N	N	5010 WALLINGFORD AVE N
5	913610	0235	9/9/08	\$504,000	\$476,000	990	7	1917	4	4815	N	N	1834 N 54TH ST
5	125720	0805	6/11/08	\$465,000	\$423,000	1000	7	1951	3	4950	N	N	2354 N 64TH ST
5	913610	1105	6/25/07	\$515,000	\$449,000	1000	7	1910	4	3210	N	N	1812 N 53RD ST
5	385690	4820	8/7/07	\$387,000	\$336,000	1000	7	1984	3	4080	N	N	347 NE 56TH ST
5	385690	1760	10/25/07	\$584,000	\$507,000	1010	7	1920	3	3400	N	N	5819 1ST AVE NE
5	125720	1010	3/6/07	\$589,700	\$525,000	1010	7	1923	4	4080	N	N	2347 N 63RD ST
5	955020	0400	3/18/08	\$475,000	\$422,000	1010	7	1942	4	3876	N	N	2144 N 51ST ST
5	913610	1075	4/14/08	\$525,000	\$469,000	1010	7	1911	4	3150	N	N	5304 WALLINGFORD AVE N
5	125720	0235	12/10/07	\$507,500	\$442,000	1010	7	1907	4	4590	N	N	129 NE 62ND ST
5	955020	4660	11/3/08	\$388,000	\$376,000	1020	7	1902	5	3060	N	N	119 NE 52ND ST
5	955020	2620	9/19/07	\$419,950	\$364,000	1030	7	1916	4	4160	N	N	320 NE 54TH ST
5	385690	3175	5/25/07	\$583,100	\$510,000	1040	7	1923	3	4000	N	N	2337 N 58TH ST
5	913610	0390	6/25/08	\$606,000	\$554,000	1050	7	1905	5	6420	N	N	1603 N 55TH ST
5	125720	1810	3/21/08	\$420,000	\$373,000	1050	7	1918	5	3060	N	N	6302 CORLISS AVE N
5	385690	4155	9/5/07	\$595,000	\$516,000	1060	7	1911	3	4080	N	N	2349 N 57TH ST
5	385690	2991	9/25/08	\$507,000	\$482,000	1060	7	1910	3	2450	N	N	5710 1ST AVE NE
5	385690	4690	3/23/07	\$489,000	\$433,000	1060	7	1924	4	4080	N	N	336 NE 56TH ST
5	385690	0595	4/3/08	\$600,000	\$535,000	1070	7	1982	4	3000	N	N	2331 N 60TH ST
5	955020	3110	2/26/08	\$406,000	\$359,000	1080	7	1919	3	2788	N	N	5315 LATONA AVE NE
5	385690	3415	1/14/08	\$569,500	\$499,000	1090	7	1925	4	4300	N	N	2105 N 57TH ST
5	952810	4500	10/24/07	\$525,000	\$456,000	1110	7	1909	4	4000	N	N	6512 LATONA AVE NE
5	125720	1520	11/15/07	\$791,000	\$688,000	1140	7	1924	5	4590	N	N	2310 N 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	4620	11/21/07	\$469,000	\$408,000	1160	7	1976	4	4080	N	N	331 NE 57TH ST
5	125720	0985	7/2/08	\$590,000	\$541,000	1180	7	1925	4	4080	N	N	2355 N 63RD ST
5	336490	0110	1/25/07	\$507,700	\$457,000	1200	7	1906	4	3519	N	N	6319 LATONA AVE NE
5	335950	0810	5/8/07	\$510,000	\$448,000	1220	7	1986	3	3000	N	N	6212 LATONA AVE NE
5	922240	0520	5/2/08	\$432,500	\$389,000	1220	7	1922	4	3000	N	N	6311 6TH AVE NE
5	955020	0255	6/1/07	\$585,000	\$512,000	1230	7	1948	3	6120	N	N	2117 N 53RD ST
5	385690	2270	6/28/07	\$585,000	\$510,000	1230	7	1928	5	3000	N	N	327 NE 59TH ST
5	955020	4730	12/29/08	\$378,000	\$377,000	1240	7	1912	4	3919	N	N	112 NE 50TH ST
5	955020	3625	2/5/08	\$435,000	\$383,000	1250	7	1985	3	3060	N	N	118 NE 52ND ST
5	125720	1970	3/18/08	\$435,000	\$386,000	1280	7	1971	3	3060	N	N	2319 N 65TH ST
5	336490	0415	8/15/08	\$552,500	\$516,000	1280	7	1900	5	4500	N	N	145 NE 61ST ST
5	125720	2590	10/28/08	\$439,000	\$424,000	1280	7	1911	4	3476	N	N	2145 N 61ST ST
5	955120	1560	9/18/07	\$750,000	\$651,000	1310	7	1925	5	3600	N	N	5524 WOODLAWN AVE N
5	952810	5250	4/12/07	\$662,500	\$585,000	1350	7	1925	5	2728	N	N	6549 SUNNYSIDE AVE N
5	335950	0905	6/4/08	\$546,000	\$496,000	1360	7	1909	5	6000	N	N	6126 LATONA AVE NE
5	955120	0735	6/7/07	\$585,000	\$511,000	1370	7	1900	4	4800	Y	N	5831 WOODLAWN AVE N
5	385690	0730	6/28/07	\$575,000	\$501,000	1380	7	1904	5	6000	N	N	2223 N 60TH ST
5	955120	2545	6/6/08	\$595,000	\$541,000	1400	7	1905	4	4500	N	N	5546 CANFIELD PL N
5	385690	4945	10/4/07	\$459,000	\$398,000	1400	7	1962	3	5916	N	N	331 NE 56TH ST
5	955020	0230	3/28/07	\$534,500	\$473,000	1410	7	1906	4	3060	N	N	2112 N 52ND ST
5	913610	2460	2/20/07	\$560,000	\$500,000	1420	7	1966	3	5350	N	N	1818 N 51ST ST
5	385690	2675	6/10/08	\$520,000	\$473,000	1430	7	1905	5	3960	N	N	5716 LATONA AVE NE
5	125720	2595	10/30/08	\$684,000	\$661,000	1430	7	1922	5	2370	N	N	2216 N 60TH ST
5	955020	2810	3/24/08	\$428,000	\$380,000	1430	7	1924	3	4465	N	N	5311 5TH AVE NE
5	385690	4655	6/20/07	\$334,000	\$291,000	1430	7	1924	1	4080	N	N	328 NE 56TH ST
5	385690	4925	5/28/08	\$475,000	\$430,000	1460	7	1926	4	3060	N	N	340 NE 55TH ST
5	385690	5680	2/14/07	\$615,000	\$550,000	1470	7	1905	5	4019	N	N	5444 KIRKWOOD PL N
5	955020	3060	5/18/07	\$550,000	\$482,000	1480	7	1921	4	5100	N	N	5302 LATONA AVE NE
5	385690	0470	10/1/08	\$578,000	\$551,000	1500	7	1912	4	4000	N	N	110 NE 59TH ST
5	335950	0135	3/7/08	\$635,000	\$562,000	1510	7	1925	4	4000	N	N	6040 5TH AVE NE
5	385690	3195	4/4/07	\$729,500	\$645,000	1520	7	1910	5	3000	N	N	2338 N 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955120	2095	12/12/07	\$580,000	\$506,000	1520	7	1914	4	5500	N	N	6216 WOODLAWN AVE N
5	913610	2926	2/26/07	\$735,000	\$656,000	1520	7	1919	5	4280	N	N	1631 N 51ST ST
5	385690	3120	2/13/07	\$606,000	\$543,000	1520	7	1924	5	4000	N	N	2349 N 58TH ST
5	955120	1355	7/11/07	\$650,000	\$566,000	1580	7	1912	4	3000	N	N	5507 WOODLAWN AVE N
5	955020	0670	9/7/07	\$600,000	\$521,000	1580	7	1909	4	3919	N	N	2117 N 51ST ST
5	125720	0720	8/23/07	\$597,500	\$519,000	1590	7	1951	3	4340	N	N	6418 1ST AVE NE
5	913610	2045	3/29/07	\$663,000	\$587,000	1590	7	1927	4	4040	N	N	1613 N 52ND ST
5	955020	3770	11/27/07	\$799,950	\$696,000	1600	7	1911	4	3825	N	N	138 NE 52ND ST
5	913610	1946	1/15/08	\$675,000	\$591,000	1600	7	1910	4	3420	N	N	5103 WOODLAWN AVE N
5	955020	3990	2/28/07	\$550,000	\$490,000	1610	7	1922	4	4080	N	N	331 NE 53RD ST
5	955020	5210	7/16/08	\$375,000	\$346,000	1620	7	1914	2	6240	N	N	349 NE 51ST ST
5	125720	1915	12/11/07	\$649,500	\$566,000	1630	7	1906	4	4080	N	N	2316 N 64TH ST
5	385690	4760	11/13/07	\$509,000	\$443,000	1650	7	1924	4	3360	N	N	5607 5TH AVE NE
5	955120	2475	4/17/08	\$580,000	\$519,000	1650	7	1913	5	3000	N	N	5564 CANFIELD PL N
5	385690	2090	6/27/07	\$620,000	\$540,000	1660	7	1984	3	3000	N	N	148 NE 58TH ST
5	955120	0900	9/21/07	\$660,000	\$573,000	1680	7	1900	4	4600	Y	N	5807 KENWOOD PL N
5	955020	4600	12/2/08	\$600,000	\$590,000	1690	7	1925	4	3825	N	N	124 NE 51ST ST
5	955020	4520	9/12/08	\$770,000	\$728,000	1700	7	1927	4	4590	N	N	142 NE 51ST ST
5	955020	0700	7/15/08	\$550,000	\$507,000	1710	7	1909	4	3919	N	N	2129 N 51ST ST
5	385690	1475	10/10/08	\$620,000	\$594,000	1720	7	1906	5	3000	N	N	2310 N 58TH ST
5	955120	1910	12/23/08	\$689,000	\$686,000	1730	7	1910	5	3000	N	N	5827 MCKINLEY PL N
5	955020	4340	4/20/07	\$465,000	\$410,000	1760	7	1922	3	5610	N	N	320 NE 51ST ST
5	955020	2590	4/3/07	\$550,000	\$486,000	1780	7	1919	4	4160	N	N	327 NE 55TH ST
5	955120	2715	7/16/07	\$800,000	\$696,000	1820	7	1920	3	6000	N	N	5529 KENWOOD PL N
5	955020	4570	9/10/07	\$794,000	\$689,000	1820	7	1924	4	3825	N	N	129 NE 52ND ST
5	955020	4640	6/22/07	\$730,000	\$637,000	1820	7	1929	4	2652	N	N	5112 1ST AVE NE
5	913610	0122	3/23/07	\$696,000	\$617,000	1840	7	1924	5	3745	Y	N	5412 WALLINGFORD AVE N
5	125720	0205	8/9/07	\$789,950	\$686,000	1860	7	1907	4	5304	N	N	126 NE 62ND ST
5	125720	1320	4/26/07	\$735,000	\$647,000	1930	7	1993	3	3040	N	N	2343 N 61ST ST
5	952810	5230	1/25/07	\$690,500	\$622,000	1940	7	1905	4	6000	N	N	6525 SUNNYSIDE AVE N
5	913610	1725	6/13/08	\$825,000	\$752,000	1950	7	1911	5	3150	N	N	1610 N 52ND ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	0410	7/6/07	\$804,000	\$700,000	1990	7	1922	5	4080	N	N	2131 N 52ND ST
5	955020	0560	7/19/07	\$590,000	\$513,000	2000	7	1907	4	3825	N	N	2115 N 52ND ST
5	955020	1910	2/27/07	\$699,950	\$624,000	2080	7	1913	4	4160	N	N	2218 N 54TH ST
5	952810	4750	11/13/08	\$625,000	\$609,000	2080	7	1904	3	6000	N	N	6529 LATONA AVE NE
5	125720	0115	4/18/08	\$825,000	\$738,000	2170	7	1926	5	6120	N	N	134 NE 63RD ST
5	913610	1628	8/29/07	\$900,000	\$781,000	2530	7	1908	4	4700	N	N	5218 WOODLAWN AVE N
5	335950	0425	8/26/08	\$617,000	\$579,000	2760	7	1900	5	6000	N	N	6065 5TH AVE NE
5	952810	4284	6/5/07	\$437,000	\$382,000	800	8	2001	3	979	N	N	6569 A 5TH AVE NE
5	952810	4020	7/13/07	\$650,000	\$566,000	810	8	1983	4	3000	N	N	549 NE RAVENNA BLVD
5	955020	3430	11/5/07	\$749,950	\$652,000	920	8	1909	5	3947	N	N	2320 N 53RD ST
5	952810	4368	6/7/07	\$436,500	\$381,000	920	8	2004	3	1159	N	N	6526 C 4TH AVE NE
5	952810	4371	1/9/08	\$425,000	\$372,000	920	8	2004	3	1014	N	N	6530 A 4TH AVE NE
5	952810	4373	3/26/07	\$425,000	\$376,000	920	8	2004	3	1080	N	N	6530 C 4TH AVE NE
5	385690	1450	3/6/07	\$570,000	\$507,000	927	8	2005	3	3000	N	N	2219 N 59TH ST
5	955020	2730	5/7/07	\$525,000	\$461,000	930	8	2007	3	3120	N	N	349 NE 55TH ST
5	335950	0615	11/13/07	\$490,000	\$426,000	960	8	1979	3	3150	N	N	6346 4TH AVE NE
5	952810	4345	9/19/08	\$427,500	\$405,000	960	8	1999	3	1137	N	N	6551 A 5TH AVE NE
5	952810	4422	7/6/07	\$358,888	\$313,000	1020	8	1993	3	1124	N	N	6539 5TH AVE NE
5	952810	4362	6/1/07	\$430,500	\$376,000	1040	8	2001	3	1123	N	N	6561 C 5TH AVE NE
5	952310	0105	10/9/07	\$599,000	\$520,000	1120	8	1920	4	5000	N	N	5114 E GREEN LAKE WAY N
5	955120	1605	3/27/07	\$727,000	\$644,000	1130	8	1938	4	4800	N	N	5544 WOODLAWN AVE N
5	385690	3225	1/28/08	\$750,000	\$659,000	1270	8	1924	5	4000	N	N	2325 N 58TH ST
5	952810	4106	9/24/07	\$519,000	\$450,000	1315	8	2003	3	1156	N	N	6526 A 5TH AVE NE
5	952810	4107	1/24/08	\$495,000	\$434,000	1315	8	2003	3	825	N	N	6562 B 5TH AVE NE
5	952810	4109	6/12/07	\$516,000	\$451,000	1315	8	2003	3	1090	N	N	443 A NE RAVENNA BLVD
5	125720	0290	10/15/07	\$860,000	\$747,000	1350	8	1962	4	6120	N	N	116 NE 61ST ST
5	913610	0762	8/15/08	\$680,000	\$635,000	1370	8	1909	5	5120	N	N	5308 WOODLAWN AVE N
5	955120	1885	11/25/08	\$610,000	\$598,000	1370	8	1900	4	3000	N	N	5818 WOODLAWN AVE N
5	385690	2250	3/27/07	\$585,000	\$518,000	1370	8	1918	5	4000	N	N	322 NE 58TH ST
5	952810	4070	7/13/07	\$675,000	\$587,000	1400	8	1989	4	2250	N	N	547 NE RAVENNA BLVD
5	913610	2685	6/27/08	\$525,000	\$481,000	1450	8	1984	3	3210	N	N	1819 N 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	4440	4/4/07	\$675,000	\$597,000	1460	8	2006	3	4080	N	N	148 NE 56TH ST
5	955120	0105	5/9/07	\$522,600	\$459,000	1460	8	2007	3	1609	N	N	1406 N 55TH ST
5	955120	0106	5/14/07	\$519,950	\$456,000	1460	8	2007	3	1552	N	N	1408 N 55TH ST
5	335950	0165	3/23/07	\$628,000	\$557,000	1470	8	1906	4	6000	N	N	6024 5TH AVE NE
5	125720	1305	6/12/07	\$590,500	\$516,000	1470	8	1924	5	3040	N	N	2342 N 60TH ST
5	955120	0103	5/7/07	\$500,000	\$439,000	1480	8	2007	3	1148	N	N	1402 N 55TH ST
5	955120	0102	5/4/07	\$499,950	\$439,000	1480	8	2007	3	1190	N	N	1400 N 55TH ST
5	955020	3840	2/12/07	\$610,000	\$546,000	1480	8	1912	5	3060	N	N	156 NE 52ND ST
5	335950	0920	6/25/07	\$534,000	\$466,000	1510	8	1986	3	3000	N	N	6029 4TH AVE NE
5	913610	2582	7/16/07	\$750,000	\$652,000	1520	8	1901	5	3150	N	N	5011 MERIDIAN AVE N
5	385690	4395	3/28/07	\$803,533	\$711,000	1570	8	2000	3	3200	N	N	5619 LATONA AVE NE
5	955120	0640	11/30/07	\$725,000	\$631,000	1570	8	1916	5	4800	N	N	5843 WOODLAWN AVE N
5	335950	0415	9/11/07	\$665,000	\$577,000	1570	8	1911	5	6000	N	N	411 NE 63RD ST
5	955020	4650	11/20/08	\$625,000	\$611,000	1580	8	2004	3	3060	N	N	109 NE 52ND ST
5	385690	1870	6/25/08	\$875,000	\$801,000	1610	8	1931	5	6000	N	N	103 NE 59TH ST
5	955120	0965	9/8/08	\$687,000	\$648,000	1640	8	1909	4	7200	N	N	5741 WOODLAWN AVE N
5	125720	1230	4/4/08	\$850,000	\$758,000	1670	8	2007	3	3825	N	N	6003 1ST AVE NE
5	955120	0120	5/25/07	\$569,950	\$499,000	1670	8	2007	3	2012	N	N	1410 N 55TH ST
5	955120	0104	5/8/07	\$549,000	\$482,000	1670	8	2007	3	1489	N	N	1404 N 55TH ST
5	125720	0610	4/20/07	\$756,000	\$666,000	1710	8	1984	4	3060	N	N	107 NE 64TH ST
5	125720	2225	5/28/08	\$670,000	\$607,000	1720	8	1905	4	4080	Y	N	2149 N 64TH ST
5	955120	0795	5/7/07	\$1,030,000	\$904,000	1730	8	1950	4	6270	Y	N	5808 E GREEN LAKE WAY N
5	125720	3200	2/26/08	\$1,150,000	\$1,016,000	1740	8	1926	5	4481	Y	N	6424 E GREEN LAKE WAY N
5	955120	2130	11/17/08	\$674,000	\$658,000	1750	8	1994	3	6000	N	N	6019 MCKINLEY PL N
5	955120	3025	8/20/08	\$750,000	\$702,000	1760	8	2000	3	2690	N	N	5574 KENWOOD PL N
5	385690	1690	4/20/07	\$850,000	\$749,000	1790	8	1921	5	3400	N	N	2352 N 58TH ST
5	955020	0710	10/4/07	\$560,000	\$486,000	1800	8	1929	4	3919	N	N	2126 N 50TH ST
5	335950	0915	9/25/08	\$499,900	\$475,000	1810	8	1986	4	3000	N	N	6033 4TH AVE NE
5	385690	3620	4/3/07	\$877,000	\$775,000	1980	8	2006	3	6000	N	N	5609 KIRKWOOD PL N
5	385690	4580	7/24/08	\$790,000	\$731,000	2050	8	1991	3	4080	Y	N	315 NE 57TH ST
5	955020	0295	9/20/07	\$804,000	\$698,000	2060	8	1912	5	4488	N	N	2122 N 52ND ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	1985	4/10/07	\$712,000	\$629,000	2090	8	1986	4	3750	N	N	5419 KIRKWOOD PL N
5	952810	4910	5/23/07	\$712,200	\$624,000	2110	8	2001	3	3000	N	N	6530 1ST AVE NE
5	955120	2981	7/26/07	\$805,000	\$700,000	2240	8	2006	3	3433	N	N	1839 N 57TH ST
5	955120	2981	1/11/07	\$750,000	\$678,000	2240	8	2006	3	3433	N	N	1839 N 57TH ST
5	922240	0792	5/28/08	\$515,000	\$467,000	2890	8	1996	3	3000	N	N	6021 6TH AVE NE
5	952810	4090	1/18/08	\$390,000	\$342,000	820	9	2001	3	938	N	N	6524 5TH AVE NE
5	125720	3185	11/5/08	\$780,000	\$757,000	1550	9	2001	3	2970	Y	N	6400 E GREEN LAKE WAY N
5	385690	0350	8/16/07	\$919,000	\$798,000	1820	9	2007	3	6000	N	N	127 NE 60TH ST
5	913610	3011	2/7/07	\$825,000	\$740,000	1840	9	2006	3	3188	N	N	5014 WOODLAWN AVE N
5	125720	2430	4/13/07	\$1,050,000	\$926,000	2060	9	2001	3	3060	Y	N	2129 N 62ND ST
5	952810	0275	10/30/07	\$1,302,750	\$1,132,000	2070	9	1999	3	4070	Y	N	6644 E GREEN LAKE WAY N
5	955120	1890	3/29/07	\$935,000	\$828,000	2140	9	2004	3	3000	Y	N	5814 WOODLAWN AVE N
5	955020	2130	3/5/07	\$838,000	\$746,000	2160	9	2006	3	4374	N	N	5443 KIRKWOOD PL N
5	955120	0835	11/19/07	\$1,397,000	\$1,215,000	2300	9	1926	4	7201	Y	N	5802 E GREEN LAKE WAY N
5	385690	3065	7/6/07	\$1,206,000	\$1,050,000	2330	9	2007	3	6000	N	N	2365 N 58TH ST
5	125720	2245	4/17/08	\$1,175,000	\$1,051,000	2360	9	1905	4	6120	Y	N	2139 N 64TH ST
5	125720	3170	1/24/08	\$1,065,000	\$935,000	2420	9	1997	3	3000	Y	N	2112 N 64TH ST
5	125720	1130	5/7/07	\$880,000	\$773,000	2700	9	2002	3	4590	N	N	2343 N 62ND ST
5	385690	1605	10/22/07	\$1,050,000	\$912,000	2910	9	2007	3	4798	N	N	2327 N 59TH ST
5	125720	2930	2/12/07	\$1,195,000	\$1,070,000	2990	9	2005	3	5008	Y	N	2129 N 63RD ST
5	385690	1606	2/11/08	\$1,050,000	\$925,000	3000	9	2007	3	4798	N	N	2329 N 59TH ST
5	125720	1215	12/5/07	\$980,000	\$854,000	3000	9	2007	3	4080	N	N	2334 N 61ST ST
5	125720	1140	9/17/07	\$1,395,000	\$1,210,000	3480	9	2007	3	6120	N	N	2337 N 62ND ST
5	955120	0875	10/4/07	\$1,325,000	\$1,150,000	2530	10	2007	3	2480	Y	N	5770 ASHWORTH AVE N
5	125720	1845	10/10/07	\$1,300,000	\$1,128,000	2580	10	2007	3	4590	N	N	2319 N 64TH ST
5	125720	1855	5/21/07	\$1,250,000	\$1,095,000	2600	10	2006	3	4590	N	N	2311 N 64TH ST
5	955120	1185	12/1/08	\$1,150,000	\$1,131,000	2720	10	2007	3	4500	N	N	5530 ASHWORTH AVE N
5	385690	4265	12/21/07	\$1,370,000	\$1,196,000	2850	10	2007	3	6120	N	N	114 NE 56TH ST
5	385690	1225	12/23/08	\$1,234,375	\$1,228,000	3050	10	2005	3	5618	N	N	5720 KIRKWOOD PL N
5	125720	0575	2/2/07	\$1,350,000	\$1,212,000	3060	10	2006	3	6120	N	N	108 NE 63RD ST
5	955120	0625	6/30/08	\$1,675,000	\$1,535,000	2980	11	2007	3	6000	Y	N	5844 E GREEN LAKE WAY N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0820	12/1/08	\$310,000	\$305,000	580	5	1903	3	3360	N	N	2021 N 77TH ST
9	288320	0620	5/28/08	\$300,000	\$272,000	760	6	1906	2	3600	N	N	2015 N 80TH ST
9	240210	0335	11/28/07	\$359,000	\$313,000	790	6	1919	3	4000	N	N	8220 MERIDIAN AVE N
9	947320	0035	2/26/07	\$450,000	\$401,000	800	6	1923	3	7380	N	N	8034 INTERLAKE AVE N
9	339290	0130	10/20/08	\$345,000	\$332,000	860	6	1928	5	3060	N	N	1112 N 83RD ST
9	339290	0205	3/19/08	\$450,000	\$399,000	930	6	1908	3	4080	N	N	1150 N 83RD ST
9	339290	0205	1/31/07	\$387,000	\$348,000	930	6	1908	3	4080	N	N	1150 N 83RD ST
9	288320	0515	1/2/08	\$397,000	\$347,000	1020	6	1909	4	2400	N	N	1901 N 80TH ST
9	681510	0025	5/9/07	\$557,000	\$489,000	1190	6	1925	3	4000	N	N	7741 1ST AVE NE
9	091700	0300	1/3/07	\$490,000	\$444,000	1210	6	1900	4	3760	N	N	1112 N 80TH ST
9	952810	1286	6/4/07	\$406,000	\$355,000	720	7	2007	3	985	N	N	7462 4TH AVE NE
9	952810	1287	6/25/07	\$406,000	\$354,000	720	7	2007	3	993	N	N	7464 4TH AVE NE
9	681360	0435	3/7/07	\$502,130	\$447,000	750	7	1940	4	6345	N	N	8242 CORLISS AVE N
9	567600	0190	8/14/07	\$460,000	\$399,000	780	7	1937	3	4040	N	N	1125 N 84TH ST
9	393190	0005	7/15/08	\$620,000	\$572,000	780	7	1928	5	3600	N	N	115 NE 77TH ST
9	240210	0495	11/11/08	\$500,000	\$486,000	810	7	1944	3	5400	N	N	8201 MERIDIAN AVE N
9	062504	9016	7/16/07	\$485,000	\$422,000	830	7	1928	4	3120	N	N	1712 N 82ND ST
9	952810	3455	9/10/07	\$455,000	\$395,000	860	7	1932	4	2800	N	N	6803 WEEDIN PL NE
9	199420	0170	11/20/07	\$451,000	\$392,000	860	7	1925	3	2808	N	N	8009 STROUD AVE N
9	681510	0120	12/31/07	\$430,000	\$376,000	860	7	1930	3	4000	N	N	7730 SUNNYSIDE AVE N
9	803170	0246	6/30/08	\$305,000	\$280,000	860	7	1908	4	2550	N	N	7503 5TH AVE NE
9	199320	0130	9/25/08	\$457,500	\$435,000	880	7	1941	4	5000	N	N	8247 DENSMORE AVE N
9	913710	1705	9/17/07	\$385,000	\$334,000	880	7	1945	3	1230	N	N	7012 5TH AVE NE
9	681360	0450	8/29/07	\$408,000	\$354,000	900	7	1948	3	4110	N	N	8250 CORLISS AVE N
9	414680	0145	6/20/07	\$605,000	\$528,000	920	7	1940	3	6642	N	N	1321 N 82ND ST
9	551160	0275	8/4/08	\$590,000	\$548,000	950	7	1927	3	3920	N	N	1136 N 76TH ST
9	681360	0685	9/2/08	\$430,000	\$405,000	960	7	1948	3	5580	N	N	8020 CORLISS AVE N
9	288620	0345	5/14/07	\$547,000	\$480,000	970	7	1989	3	3209	N	N	7939 WALLINGFORD AVE N
9	779790	0006	6/27/07	\$539,999	\$471,000	970	7	1941	4	5000	N	N	8408 STONE AVE N
9	779790	0070	12/27/07	\$465,450	\$407,000	1000	7	1940	3	6213	N	N	1310 N 82ND ST
9	062504	9240	11/11/08	\$490,000	\$477,000	1010	7	1930	3	5805	N	N	8035 WALLINGFORD AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	240210	0145	10/16/07	\$635,000	\$551,000	1020	7	1976	4	6000	N	N	8226 BAGLEY AVE N
9	952810	1140	12/31/07	\$420,000	\$367,000	1030	7	1992	3	1431	N	N	7418 4TH AVE NE
9	062504	9305	10/19/07	\$530,000	\$460,000	1030	7	1941	4	4080	N	N	1502 N 80TH ST
9	240210	0895	5/2/07	\$581,000	\$511,000	1040	7	1947	3	6000	N	N	8033 CORLISS AVE N
9	948270	0190	8/21/07	\$718,000	\$623,000	1040	7	1925	4	4416	N	N	7418 KEEN WAY N
9	288320	0495	1/10/08	\$582,000	\$510,000	1050	7	1907	4	5600	N	N	7837 STROUD AVE N
9	062504	9315	7/9/08	\$580,000	\$533,000	1060	7	1949	4	5600	N	N	8226 DENSMORE AVE N
9	393190	0550	9/29/08	\$680,000	\$648,000	1070	7	1953	4	5785	N	N	7542 2ND AVE NE
9	948270	0515	11/29/07	\$500,000	\$435,000	1090	7	1926	3	4480	N	N	7506 WINONA AVE N
9	779790	0035	4/11/07	\$524,000	\$462,000	1090	7	1923	4	5000	N	N	8320 STONE AVE N
9	952810	3503	3/21/07	\$402,500	\$357,000	1096	7	1998	3	961	N	N	6814 B OSWEGO PL NE
9	551160	0530	5/23/08	\$671,000	\$607,000	1100	7	1927	4	3840	N	N	1139 N 76TH ST
9	288320	0845	8/27/07	\$647,000	\$562,000	1100	7	1953	3	4480	N	N	2041 N 77TH ST
9	199420	0375	11/26/07	\$508,000	\$442,000	1120	7	1906	5	5200	N	N	8006 STROUD AVE N
9	681360	0360	3/31/08	\$562,000	\$500,000	1130	7	1945	4	7440	N	N	8203 SUNNYSIDE AVE N
9	288320	1425	8/7/08	\$460,000	\$428,000	1140	7	1911	3	4000	N	N	7527 SUNNYSIDE AVE N
9	445980	0020	8/10/07	\$641,000	\$557,000	1170	7	1926	4	3648	N	N	8209 ASHWORTH AVE N
9	681510	0230	4/4/07	\$582,000	\$514,000	1200	7	1946	4	4000	N	N	7711 SUNNYSIDE AVE N
9	948270	0455	7/9/08	\$600,000	\$552,000	1220	7	1925	4	4400	N	N	7438 WINONA AVE N
9	913710	0800	5/29/07	\$483,000	\$423,000	1250	7	1925	5	4000	N	N	511 NE 73RD ST
9	199420	0200	10/1/08	\$646,000	\$616,000	1280	7	1925	4	3850	N	N	8029 STROUD AVE N
9	288320	0545	5/11/07	\$635,000	\$557,000	1290	7	1903	4	2828	N	N	7830 STROUD AVE N
9	240210	0330	8/19/08	\$565,000	\$528,000	1300	7	1918	4	5000	N	N	8218 MERIDIAN AVE N
9	681360	1101	7/19/07	\$435,000	\$378,000	1310	7	1931	3	2480	N	N	110 NE 80TH ST
9	681510	0155	11/7/07	\$399,000	\$347,000	1310	7	1953	3	3800	N	N	7754 SUNNYSIDE AVE N
9	551160	0440	3/11/08	\$539,000	\$478,000	1340	7	1926	3	3880	N	N	1113 N 77TH ST
9	062504	9284	5/28/08	\$580,000	\$525,000	1400	7	1939	4	5150	N	N	1312 N 78TH ST
9	567600	0008	4/14/08	\$371,400	\$332,000	1420	7	2007	3	1269	N	N	1153 A N 85TH ST
9	947320	0180	8/14/07	\$599,999	\$521,000	1430	7	1930	3	3200	N	N	8051 ASHWORTH AVE N
9	750000	0225	3/21/07	\$635,000	\$563,000	1430	7	1986	3	3060	N	N	317 NE 76TH ST
9	567600	0004	8/25/08	\$375,000	\$352,000	1430	7	2007	3	1250	N	N	8475 STONE AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	567600	0005	8/19/08	\$373,000	\$349,000	1430	7	2007	3	910	N	N	8465 STONE AVE N
9	948270	0385	3/5/07	\$665,000	\$592,000	1460	7	1925	3	4080	N	N	7339 KEEN WAY N
9	952810	0785	8/4/08	\$649,000	\$603,000	1460	7	1927	5	3250	Y	N	7314 LATONA AVE NE
9	288320	1340	12/12/08	\$555,000	\$549,000	1480	7	1925	3	4000	N	N	7438 CORLISS AVE N
9	288320	0235	7/17/07	\$675,000	\$587,000	1490	7	1982	3	4000	N	N	2115 N 75TH ST
9	288320	0610	4/25/07	\$520,000	\$458,000	1530	7	1905	3	7480	N	N	2005 N 80TH ST
9	551160	0290	7/8/08	\$760,000	\$699,000	1550	7	1927	4	3920	N	N	1148 N 76TH ST
9	551160	0290	7/24/07	\$752,000	\$654,000	1550	7	1927	4	3920	N	N	1148 N 76TH ST
9	948270	0155	6/27/08	\$742,000	\$679,000	1550	7	1926	4	4032	N	N	7311 W GREEN LAKE DR N
9	288320	0830	8/29/07	\$720,000	\$625,000	1570	7	1905	4	3375	N	N	2029 N 77TH ST
9	062504	9314	11/27/07	\$580,000	\$505,000	1580	7	1993	3	4900	N	N	8234 DENSMORE AVE N
9	393190	0365	9/14/07	\$641,000	\$556,000	1600	7	1927	4	4810	N	N	7655 LATONA AVE NE
9	445980	0010	11/19/07	\$719,000	\$626,000	1620	7	1929	4	3648	N	N	8203 ASHWORTH AVE N
9	288320	1100	11/24/08	\$665,000	\$651,000	1620	7	1926	4	4680	N	N	7502 BAGLEY AVE N
9	288320	1365	3/30/07	\$685,000	\$606,000	1650	7	1927	3	3700	N	N	7422 CORLISS AVE N
9	240210	0305	10/12/07	\$662,500	\$575,000	1690	7	1940	5	6000	N	N	2104 N 82ND ST
9	948270	0355	5/29/07	\$925,000	\$809,000	1720	7	1925	5	4275	N	N	7348 KEEN WAY N
9	947320	0165	8/2/07	\$737,500	\$641,000	1770	7	2007	3	4920	N	N	8043 ASHWORTH AVE N
9	681510	0005	4/5/07	\$540,000	\$477,000	1780	7	1903	4	3800	N	N	7759 1ST AVE NE
9	750000	0210	5/7/07	\$600,000	\$527,000	1830	7	1991	3	4590	N	N	323 NE 76TH ST
9	288320	1615	7/11/08	\$679,000	\$625,000	1920	7	1907	4	6000	N	N	7525 1ST AVE NE
9	551160	0425	5/10/07	\$695,000	\$610,000	1930	7	1926	4	3920	N	N	1125 N 77TH ST
9	551160	0195	1/18/07	\$700,000	\$632,000	2160	7	1924	2	5100	Y	N	7715 WINONA AVE N
9	952810	1017	5/8/07	\$460,000	\$404,000	580	8	2007	3	1282	N	N	7419 A 4TH AVE NE
9	952810	1016	6/28/07	\$440,000	\$383,000	580	8	2007	3	1282	N	N	7419 B 4TH AVE NE
9	288620	0215	2/22/08	\$565,000	\$499,000	1100	8	2007	3	1156	N	N	1521 N 80TH ST
9	288620	0220	9/17/08	\$475,000	\$450,000	1100	8	2007	3	1237	N	N	7939 DENSMORE AVE N
9	681410	0305	6/14/07	\$750,000	\$655,000	1150	8	2007	3	5400	N	N	118 NE 77TH ST
9	681410	0305	9/18/08	\$615,000	\$583,000	1150	8	2007	3	5400	N	N	118 NE 77TH ST
9	445980	0005	6/16/08	\$650,000	\$593,000	1160	8	1930	3	4427	N	N	1410 N 82ND ST
9	952810	1225	6/6/08	\$550,000	\$500,000	1180	8	2003	3	1217	N	N	7450 B 4TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	151730	0065	9/12/08	\$587,500	\$555,000	1240	8	1929	4	4386	N	N	1134 N 78TH ST
9	288320	0176	10/21/08	\$530,000	\$510,000	1250	8	2008	3	1059	N	N	2423 N 75TH ST
9	940280	0016	5/20/08	\$692,500	\$626,000	1280	8	1926	5	3610	N	N	1344 N 78TH ST
9	199420	0255	7/9/07	\$630,000	\$548,000	1330	8	1967	4	4400	N	N	1909 N 82ND ST
9	288320	0785	3/13/08	\$730,000	\$647,000	1380	8	1903	5	4916	N	N	2026 N 77TH ST
9	779790	0115	7/1/07	\$669,000	\$583,000	1390	8	1930	4	5000	N	N	8227 INTERLAKE AVE N
9	288470	0060	9/26/07	\$835,000	\$724,000	1430	8	1955	4	5025	Y	N	7520 E GREEN LAKE DR N
9	952810	3485	7/8/08	\$495,000	\$455,000	1430	8	2008	3	1366	N	N	6828 B OSWEGO PL NE
9	952810	3486	7/9/08	\$495,000	\$455,000	1430	8	2008	3	1260	N	N	6828 A OSWEGO PL NE
9	952810	1062	8/26/08	\$460,000	\$431,000	1430	8	2008	3	1299	N	N	7413 B 4TH AVE NE
9	952810	1063	12/18/08	\$400,000	\$397,000	1430	8	2008	3	1299	N	N	7413 A 4TH AVE NE
9	952810	1060	6/9/08	\$499,000	\$454,000	1460	8	2008	3	951	N	N	7411 A 4TH AVE NE
9	952810	1061	7/17/08	\$499,000	\$460,000	1460	8	2008	3	951	N	N	7411 B 4TH AVE NE
9	681360	0395	10/10/07	\$684,000	\$594,000	1470	8	2004	3	5580	N	N	8222 CORLISS AVE N
9	913710	1698	5/12/08	\$477,000	\$430,000	1470	8	2005	3	1296	N	N	509 D NE 71ST ST
9	952810	1015	3/27/07	\$510,000	\$452,000	1490	8	2007	3	967	N	N	7421 B 4TH AVE NE
9	288320	0177	7/18/08	\$545,000	\$503,000	1500	8	2008	3	1165	N	N	2425 N 75TH ST
9	952810	1014	2/28/07	\$500,000	\$446,000	1500	8	2007	3	967	N	N	7421 A 4TH AVE NE
9	750000	0095	5/23/07	\$583,000	\$511,000	1520	8	1947	3	5100	N	N	312 NE LONGWOOD PL
9	952810	1266	9/17/08	\$555,500	\$526,000	1540	8	2008	3	825	N	N	438 B NE MAPLE LEAF PL
9	948270	0275	4/26/07	\$765,000	\$673,000	1540	8	1926	5	4320	Y	N	7215 W GREEN LAKE DR N
9	681510	0237	7/6/07	\$899,000	\$783,000	1560	8	2007	3	4000	N	N	2312 N 77TH ST
9	551160	0220	6/11/07	\$850,000	\$742,000	1620	8	1925	5	3815	N	N	1335 N 78TH ST
9	952810	1267	10/22/08	\$540,500	\$521,000	1660	8	2008	3	1087	N	N	438 A NE MAPLE LEAF PL
9	288320	0350	3/21/07	\$980,000	\$869,000	1680	8	1905	5	7200	Y	N	7676 E GREEN LAKE DR N
9	952810	1042	8/5/08	\$590,000	\$548,000	1690	8	2002	3	2070	N	N	7410 LATONA AVE NE
9	393190	0245	7/17/08	\$725,000	\$669,000	1720	8	1953	4	6250	N	N	7546 1ST AVE NE
9	151730	0010	8/22/07	\$860,000	\$746,000	1740	8	1929	4	4644	N	N	1153 N 78TH ST
9	779790	0080	7/2/07	\$670,000	\$584,000	1740	8	1930	4	5337	N	N	1320 N 82ND ST
9	948270	0380	6/5/07	\$953,000	\$833,000	2030	8	1925	5	3922	N	N	7343 KEEN WAY N
9	062504	9021	8/8/07	\$785,000	\$682,000	2050	8	1946	4	8432	N	N	8021 WALLINGFORD AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	1525	6/27/07	\$1,003,500	\$875,000	2130	8	1907	5	4180	N	N	7516 SUNNYSIDE AVE N
9	062504	9272	4/28/08	\$920,000	\$826,000	2210	8	2005	3	4368	N	N	1326 N 79TH ST
9	681360	0980	1/18/08	\$495,000	\$434,000	2230	8	1998	3	3270	N	N	8050 SUNNYSIDE AVE N
9	567600	0170	1/10/08	\$825,000	\$722,000	2500	8	2007	3	4040	N	N	1141 N 84TH ST
9	920300	0065	10/15/07	\$950,000	\$825,000	2800	8	1992	3	4290	N	N	7715 MERIDIAN AVE N
9	288320	0310	11/14/07	\$1,140,000	\$991,000	2890	8	1901	5	4000	N	N	2011 N 75TH ST
9	288320	0250	5/20/08	\$1,175,000	\$1,062,000	2930	8	1966	3	5200	Y	N	7418 MERIDIAN AVE N
9	952810	1205	5/27/08	\$1,125,000	\$1,019,000	3930	8	1977	4	6500	N	N	7436 4TH AVE NE
9	952810	1191	7/19/07	\$429,100	\$373,000	1005	9	1997	3	693	N	N	424 B NE MAPLE LEAF PL
9	952810	1085	11/13/08	\$539,950	\$526,000	1284	9	2002	3	1689	N	N	7318 WOODLAWN AVE NE
9	288620	0127	7/23/07	\$565,000	\$491,000	1420	9	1996	3	1650	N	N	7910 A ASHWORTH AVE N
9	952810	1194	6/26/07	\$539,900	\$471,000	1420	9	1997	3	966	N	N	420 A NE MAPLE LEAF PL
9	288320	0670	8/26/08	\$550,000	\$516,000	1440	9	2007	3	1283	N	N	2020 N 78TH ST
9	952810	1027	10/20/08	\$569,000	\$548,000	1470	9	2002	3	1562	N	N	7362 WOODLAWN AVE NE
9	288320	0669	7/15/08	\$665,000	\$613,000	1520	9	2007	3	1400	N	N	2020 N 78TH ST
9	952810	0905	9/6/07	\$844,000	\$732,000	1650	9	2004	3	2071	N	N	7446 LATONA AVE NE
9	288320	0413	10/18/07	\$750,000	\$651,000	1790	9	2007	3	1395	N	N	7813 A STROUD AVE N
9	288320	0410	5/23/08	\$650,000	\$588,000	1790	9	2007	3	1690	N	N	7815 B STROUD AVE N
9	952810	0962	1/22/08	\$610,000	\$535,000	1825	9	1998	3	1443	N	N	7437 4TH AVE NE
9	199420	0256	10/27/08	\$780,000	\$753,000	1880	9	2007	3	4400	N	N	1903 N 82ND ST
9	288320	0675	12/24/07	\$1,114,000	\$973,000	2090	9	2007	3	2706	N	N	2022 N 78TH ST
9	199420	0277	4/28/08	\$915,000	\$821,000	2150	9	2005	3	3753	N	N	8040 BURKE AVE N
9	288320	1530	6/13/08	\$1,259,000	\$1,147,000	2300	9	2001	3	3814	N	N	7512 SUNNYSIDE AVE N
9	947320	0020	10/13/08	\$1,125,000	\$1,079,000	2600	9	2007	3	7380	N	N	8044 INTERLAKE AVE N
9	288320	0800	5/21/08	\$1,250,000	\$1,130,000	3090	9	1984	4	13664	N	N	2034 N 77TH ST
9	062504	9352	11/16/07	\$859,000	\$747,000	1160	10	2007	3	1767	N	N	8023 DENSMORE AVE N
9	062504	9353	11/6/07	\$849,950	\$739,000	1160	10	2007	3	1480	N	N	8013 DENSMORE AVE N
9	288320	0379	1/8/07	\$900,000	\$815,000	1560	10	1998	3	1924	Y	N	7726 E GREEN LAKE DR N
9	288320	0780	1/8/07	\$1,500,000	\$1,358,000	3020	10	2005	3	4916	N	N	2022 N 77TH ST
9	288320	1125	6/13/07	\$1,607,775	\$1,404,000	4710	11	2005	3	7605	N	N	7419 CORLISS AVE N

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0280	8/20/07	\$562,500	TEARDOWN
5	125720	1205	12/27/07	\$475,000	TEARDOWN
5	125720	1235	3/22/07	\$422,500	TEARDOWN
5	125720	2105	5/23/07	\$615,000	PREVIOUS IMP VALUE<=25,000
5	125720	2975	6/17/08	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	335950	0805	11/15/07	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	336490	0110	5/19/08	\$683,000	DATA DOES NOT MATCH SALE
5	385690	2250	9/29/08	\$595,500	ACTIVE PERMIT BEFORE SALE>25,000
5	385690	2925	3/14/07	\$172,851	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	2925	2/9/07	\$172,851	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	3120	2/13/07	\$611,500	RELOCATION - SALE TO SERVICE
5	385690	3265	6/13/07	\$580,000	TEARDOWN
5	385690	3565	5/8/07	\$575,000	PERCENT COMPLETE<100
5	385690	4725	2/15/07	\$163,400	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	5060	7/11/08	\$390,000	PREVIOUS IMP VALUE<=25,000
5	913610	0295	9/24/07	\$560,000	TEARDOWN
5	913610	0515	7/26/07	\$610,000	PERCENT COMPLETE<100
5	913610	2306	1/22/08	\$400,000	DIAGNOSTIC OUTLIER
5	913610	2355	7/23/08	\$1,475,000	PERCENT COMPLETE<100
5	913610	3136	10/10/08	\$460,000	RELOCATION - SALE TO SERVICE
5	952310	0225	10/16/08	\$610,000	ACTIVE PERMIT BEFORE SALE>25,000
5	952810	4340	5/22/08	\$159,400	RELATED PARTY, FRIEND, OR NEIGHBOR
5	952810	4481	11/21/07	\$659,200	TEARDOWN
5	952810	4510	10/13/08	\$400,000	DIAGNOSTIC OUTLIER
5	952810	4580	8/31/07	\$400,000	NO MARKET EXPOSURE
5	952810	4660	5/14/07	\$310,000	TEARDOWN
5	955020	1790	6/25/07	\$519,500	MORE THAN 1 IMP
5	955020	1860	6/26/08	\$640,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	3310	6/26/08	\$585,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	3310	4/11/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	4550	3/6/08	\$620,000	UNFINISHED AREA>0
5	955020	5170	1/9/08	\$535,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	955020	5180	12/5/08	\$555,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	955020	5200	6/30/08	\$340,500	QUIT CLAIM DEED
5	955020	5210	7/21/08	\$187,500	QUIT CLAIM DEED
5	955120	2020	5/25/07	\$625,000	TEARDOWN
5	955120	2230	7/13/07	\$1,150,000	OBSOLESCENCE>0
5	955120	2340	3/22/07	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	955120	2545	6/6/08	\$595,000	RELOCATION - SALE TO SERVICE
5	955120	3050	7/17/07	\$674,000	CORPORATE AFFILIATES
9	062504	9023	6/16/07	\$675,000	TEARDOWN
9	062504	9161	6/20/07	\$675,000	TEARDOWN
9	062504	9272	4/28/08	\$920,000	RELOCATION - SALE TO SERVICE
9	240210	0135	6/12/08	\$213,165	RELATED PARTY, FRIEND, OR NEIGHBOR
9	288320	1425	4/10/07	\$151,074	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	288470	0035	4/28/08	\$1,178,000	DATA DOES NOT MATCH SALE
9	393190	0580	5/17/07	\$350,000	TEARDOWN
9	414680	0070	1/2/08	\$385,000	DIAGNOSTIC OUTLIER
9	551160	0065	9/9/08	\$435,000	DIAGNOSTIC OUTLIER
9	567600	0005	4/26/07	\$361,500	TEARDOWN
9	567600	0005	8/23/07	\$420,000	TEARDOWN
9	567600	0010	10/7/08	\$335,000	DIAGNOSTIC OUTLIER
9	567600	0010	4/26/07	\$330,000	TEARDOWN
9	567600	0015	10/24/07	\$400,000	DIAGNOSTIC OUTLIER
9	567600	0023	5/18/07	\$330,000	DIAGNOSTIC OUTLIER
9	567600	0024	4/17/07	\$339,950	DIAGNOSTIC OUTLIER
9	567600	0025	5/7/07	\$345,950	DIAGNOSTIC OUTLIER
9	567600	0050	2/15/08	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	567600	0120	12/12/08	\$365,000	DIAGNOSTIC OUTLIER
9	613060	0025	6/25/07	\$920,000	DIAGNOSTIC OUTLIER
9	613060	0027	6/26/07	\$875,000	DIAGNOSTIC OUTLIER
9	677220	0065	6/27/07	\$1,040,450	DIAGNOSTIC OUTLIER
9	677220	0110	8/28/07	\$1,719,500	MORE THAN 1 IMP
9	681410	0150	10/1/08	\$379,000	DIAGNOSTIC OUTLIER
9	681510	0230	4/4/07	\$582,000	RELOCATION - SALE TO SERVICE
9	750000	0066	2/3/07	\$39,000	QUIT CLAIM DEED
9	913710	0395	5/24/07	\$340,000	TEARDOWN
9	913710	0396	5/24/07	\$390,000	TEARDOWN
9	920300	0005	12/11/07	\$330,000	DIAGNOSTIC OUTLIER
9	920300	0105	10/11/07	\$325,000	DIAGNOSTIC OUTLIER
9	920300	0125	9/20/07	\$142,309	RELATED PARTY, FRIEND, OR NEIGHBOR
9	948270	0260	4/21/07	\$440,300	RELATED PARTY, FRIEND, OR NEIGHBOR
9	948270	0360	3/21/07	\$484,000	DIAGNOSTIC OUTLIER
9	952810	0716	3/25/08	\$400,000	ACTIVE PERMIT BEFORE SALE>25,000
9	952810	1060	7/3/07	\$790,000	TEARDOWN
9	952810	1215	1/16/08	\$787,000	TEARDOWN
9	952810	1285	7/3/07	\$585,000	DIAGNOSTIC OUTLIER
9	952810	3485	1/22/07	\$739,000	TEARDOWN
9	952810	3488	11/3/08	\$399,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 43***

There were no usable vacant sales.

***Vacant Sales Removed from this Annual Update Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	385690	0060	6/25/07	\$3,000	PLOTTAGE
5	913680	2485	7/3/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.

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Scott Noble

Assessor

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

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor