

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 529

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$186,200	\$280,800	\$467,000			
2009 Value	\$157,900	\$217,600	\$375,500	\$444,900	84.4%	10.30%
Change	-\$28,300	-\$63,200	-\$91,500			
% Change	-15.2%	-22.5%	-19.6%			

*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.

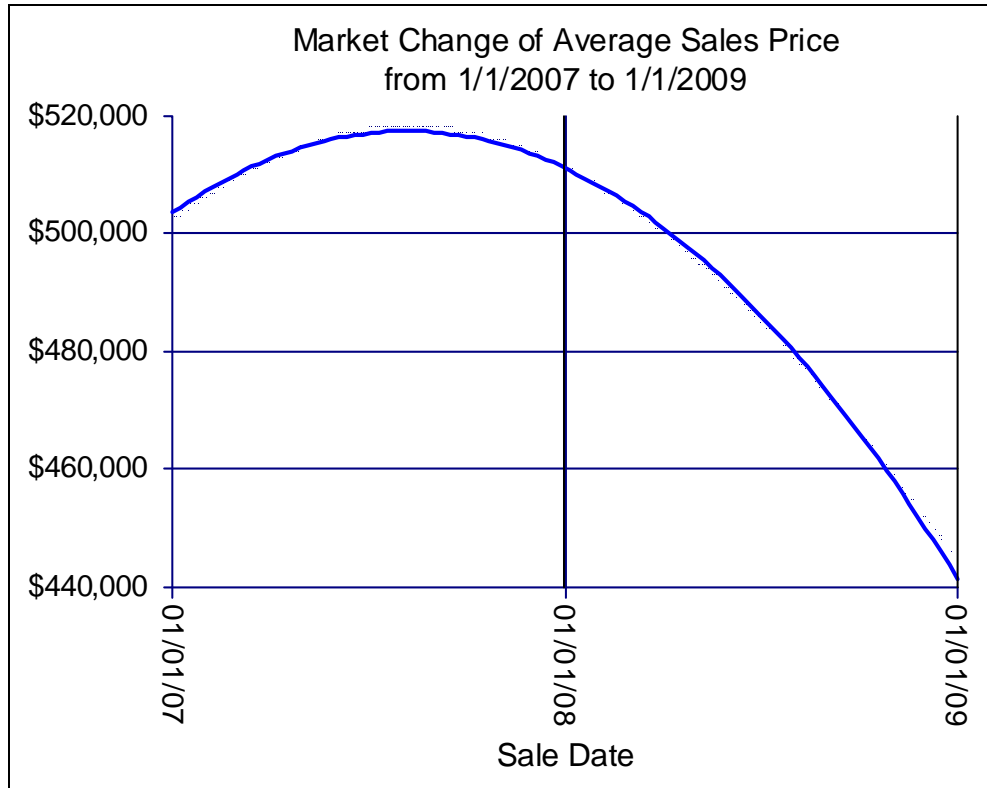
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$210,100	\$250,300	\$460,400
2009 Value	\$178,200	\$198,900	\$377,100
Percent Change	-15.2%	-20.5%	-18.1%

Number of one to three unit residences in the Population: 6,006

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 townhomes. The assessment ratio for townhomes 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.

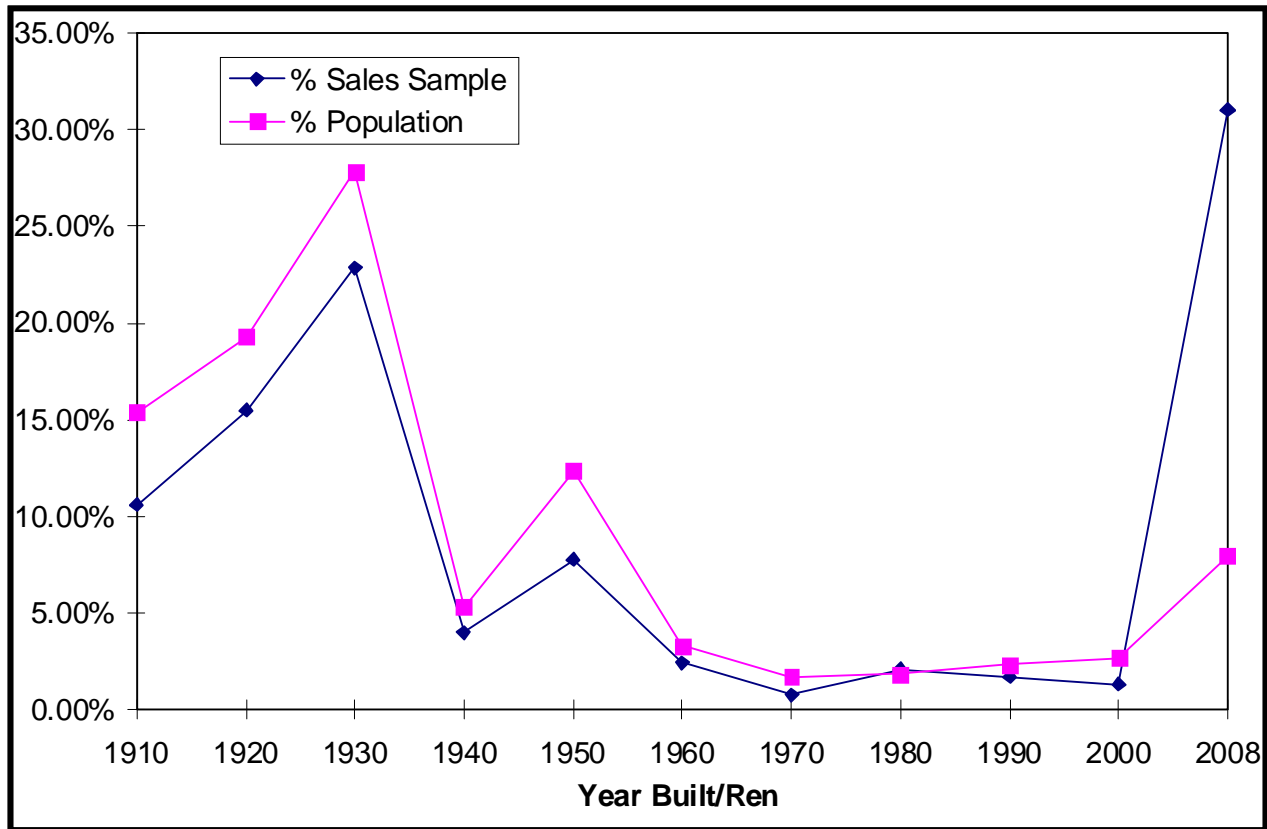
**Market Change of Average Sale Price in Area 82
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	56	10.59%
1920	82	15.50%
1930	121	22.87%
1940	21	3.97%
1950	41	7.75%
1960	13	2.46%
1970	4	0.76%
1980	11	2.08%
1990	9	1.70%
2000	7	1.32%
2008	164	31.00%
	529	

Population		
Year Built/Ren	Frequency	% Population
1910	924	15.38%
1920	1157	19.26%
1930	1673	27.86%
1940	319	5.31%
1950	741	12.34%
1960	199	3.31%
1970	103	1.71%
1980	110	1.83%
1990	140	2.33%
2000	162	2.70%
2008	478	7.96%
	6006	

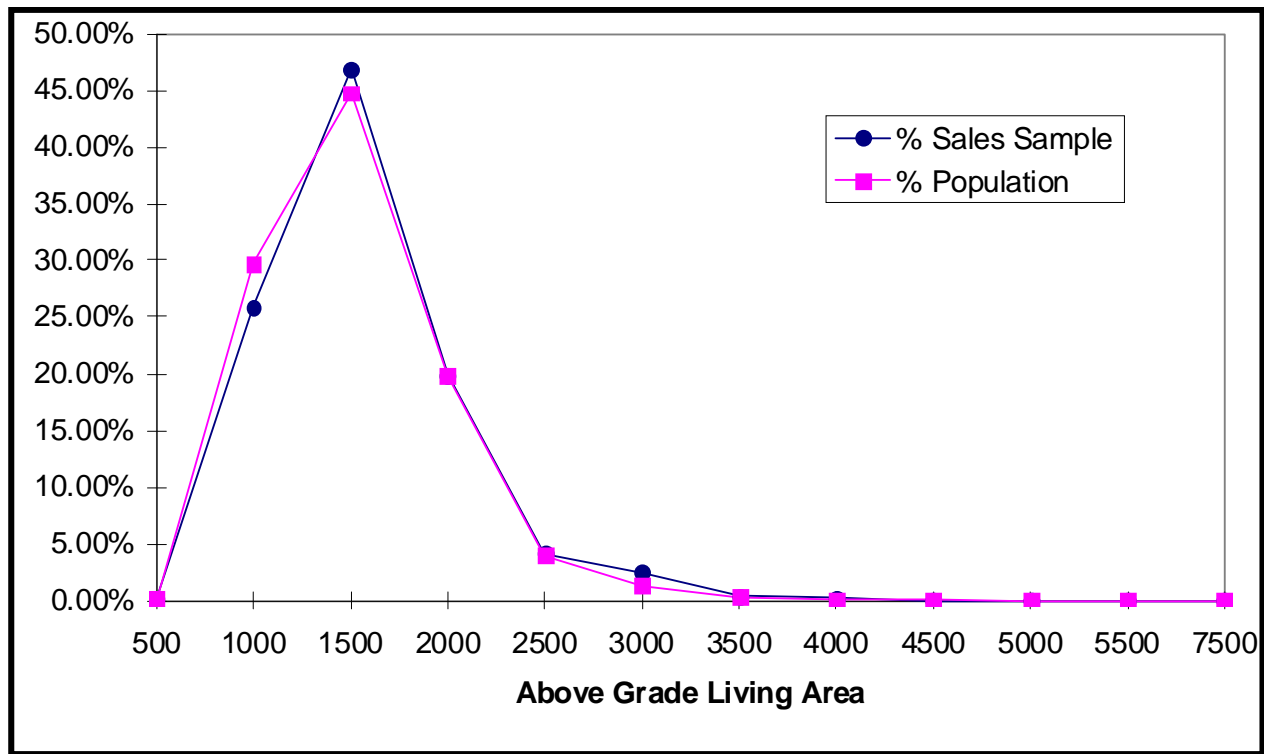


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.19%
1000	137	25.90%
1500	248	46.88%
2000	105	19.85%
2500	22	4.16%
3000	13	2.46%
3500	2	0.38%
4000	1	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	529	

Population		
AGLA	Frequency	% Population
500	11	0.18%
1000	1784	29.70%
1500	2687	44.74%
2000	1189	19.80%
2500	237	3.95%
3000	78	1.30%
3500	16	0.27%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6006	

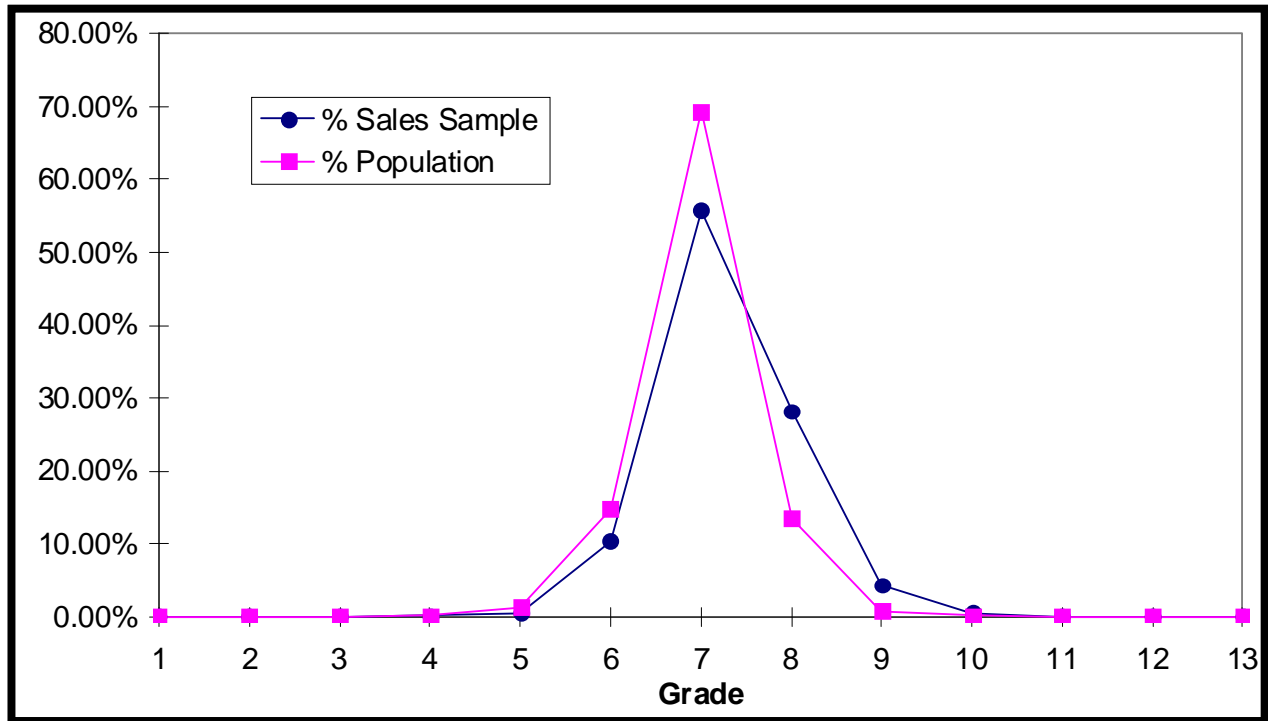


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

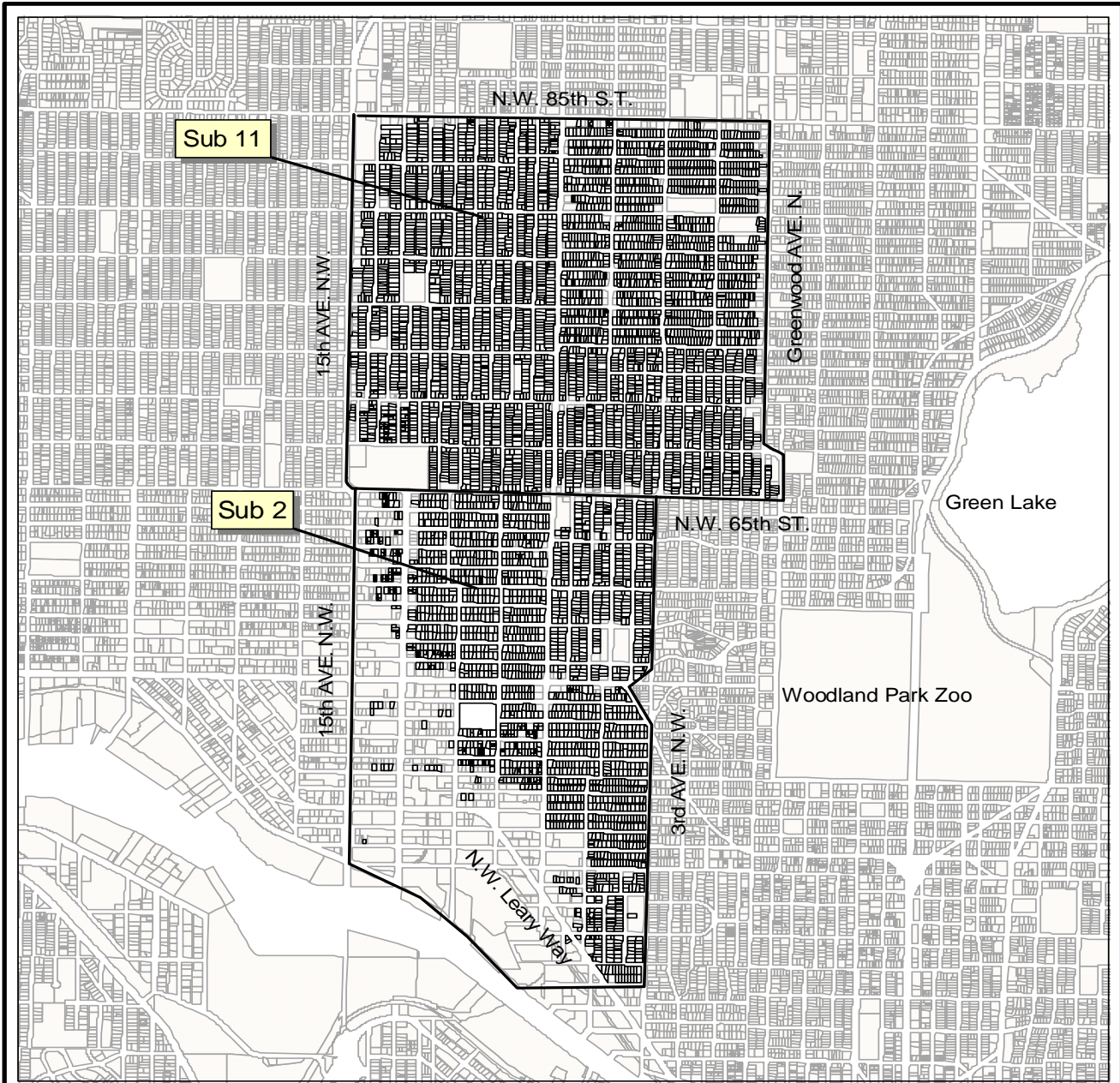
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.19%
5	3	0.57%
6	55	10.40%
7	295	55.77%
8	149	28.17%
9	23	4.35%
10	3	0.57%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	529	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	4	0.07%
5	80	1.33%
6	885	14.74%
7	4164	69.33%
8	812	13.52%
9	51	0.85%
10	9	0.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6006	



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

Area Map



Area 82 Sub Area Map

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May 14, 2008

0.09 0 0.09 0.18 0.27 0.36 Miles



King County

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Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 13, 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. Based on the 1 usable land sale available in the area and supplemented by 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 529 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 / (1.030715+ 0.1120941 if a Townhome)

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 * 0.80 – 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 * 0.80 – 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 84.4%. 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 value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.1%. 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 82 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

-17.53%

Townhouse

Yes

% Adjustment

-25.62%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel would *approximately* receive a -25.62% downward adjustment. 363 parcels in the improved population would receive this adjustment. There were 136 sales.

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

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

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 82 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	0.885	-11.5%
2/1/2007	0.879	-12.1%
3/1/2007	0.873	-12.7%
4/1/2007	0.868	-13.2%
5/1/2007	0.864	-13.6%
6/1/2007	0.861	-13.9%
7/1/2007	0.860	-14.0%
8/1/2007	0.859	-14.1%
9/1/2007	0.859	-14.1%
10/1/2007	0.860	-14.0%
11/1/2007	0.863	-13.7%
12/1/2007	0.866	-13.4%
1/1/2008	0.870	-13.0%
2/1/2008	0.875	-12.5%
3/1/2008	0.881	-11.9%
4/1/2008	0.889	-11.1%
5/1/2008	0.897	-10.3%
6/1/2008	0.906	-9.4%
7/1/2008	0.916	-8.4%
8/1/2008	0.928	-7.2%
9/1/2008	0.940	-6.0%
10/1/2008	0.954	-4.6%
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	0.868	\$456,000
Sale 2	\$475,000	10/1/2008	0.954	\$453,000
Sale 3	\$515,000	7/1/2008	0.916	\$472,000

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

The time adjustment formula for Area 82 is $(1.030715 + 0.0005870512 * \text{SaleDay} + 0.000000575925 * \text{SaleDaySq} + 0.1120941 * 0.2570888) / (1.030715 + 0.1120941 * 0.2570888)$

SaleDay = SaleDate - 39814

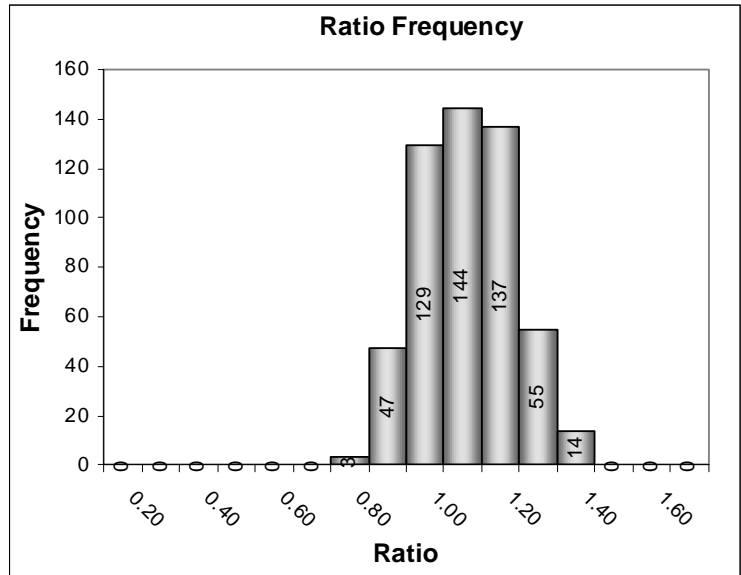
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2008	Date of Report: 5/13/2009	Sales Dates: 1/2007 - 12/2008
Area East Ballard / 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	529
Mean Assessed Value	467,000
Mean Adj. Sales Price	444,900
Standard Deviation AV	114,094
Standard Deviation SP	114,170
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.060
Median Ratio	1.055
Weighted Mean Ratio	1.050
UNIFORMITY	
Lowest ratio	0.783
Highest ratio:	1.399
Coefficient of Dispersion	9.52%
Standard Deviation	0.122
Coefficient of Variation	11.51%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	1.038
Upper limit	1.070
95% Confidence: Mean	
Lower limit	1.049
Upper limit	1.070
SAMPLE SIZE EVALUATION	
N (population size)	6006
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.122
Recommended minimum:	24
Actual sample size:	529
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	268
# ratios above mean:	261
z:	0.304
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 82

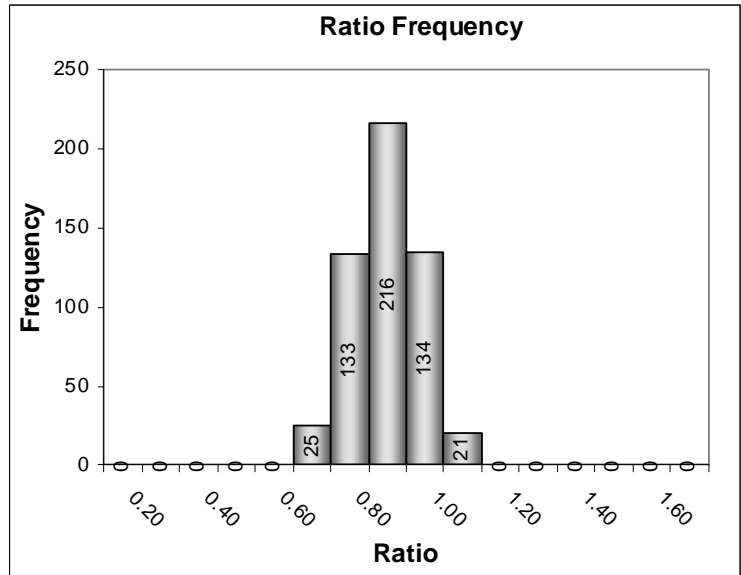
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2009	Date of Report: 5/13/2009	Sales Dates: 1/2007 - 12/2008
Area East Ballard / 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	529
Mean Assessed Value	375,500
Mean Sales Price	444,900
Standard Deviation AV	97,184
Standard Deviation SP	114,170
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.850
Weighted Mean Ratio	0.844
UNIFORMITY	
Lowest ratio	0.644
Highest ratio:	1.083
Coefficient of Dispersion	8.38%
Standard Deviation	0.087
Coefficient of Variation	10.30%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.838
Upper limit	0.858
95% Confidence: Mean	
Lower limit	0.841
Upper limit	0.856
SAMPLE SIZE EVALUATION	
N (population size)	6006
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.087
Recommended minimum:	12
Actual sample size:	529
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	262
# ratios above mean:	267
z:	0.217
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 82

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 82
(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
2	276830	1460	7/9/07	\$330,000	\$284,000	540	5	1902	4	2500	N	N	832 NW 50TH ST
2	276810	0671	11/11/07	\$350,000	\$302,000	580	6	1947	3	2210	N	N	5507 9TH AVE NW
2	251600	0275	3/26/08	\$323,200	\$287,000	600	6	1905	4	3000	N	N	4223 5TH AVE NW
2	198220	0770	12/5/08	\$384,950	\$379,000	640	6	1936	4	3880	N	N	361 NW 46TH ST
2	198220	0780	3/25/08	\$387,750	\$344,000	650	6	1921	3	3880	N	N	355 NW 46TH ST
2	198220	0930	5/9/07	\$409,000	\$353,000	670	6	1948	4	3760	N	N	432 NW 45TH ST
2	276960	1260	5/5/08	\$485,000	\$436,000	720	6	1908	4	3737	N	N	6047 7TH AVE NW
2	276960	2285	4/5/07	\$410,000	\$356,000	740	6	1906	3	5000	N	N	6218 6TH AVE NW
2	017000	0055	8/13/07	\$437,500	\$376,000	750	6	1950	4	4400	N	N	314 NW 44TH ST
2	276770	4055	4/11/08	\$438,000	\$390,000	800	6	1906	3	5000	N	N	1123 NW 64TH ST
2	198220	0805	6/22/08	\$368,000	\$336,000	800	6	1921	3	3880	N	N	335 NW 46TH ST
2	276960	1304	3/28/08	\$405,000	\$360,000	850	6	1904	4	3915	N	N	6122 8TH AVE NW
2	047500	0945	11/28/07	\$405,000	\$350,000	910	6	1910	3	4300	N	N	662 NW 52ND ST
2	276960	2510	7/2/07	\$449,950	\$387,000	920	6	1914	4	4000	N	N	6254 5TH AVE NW
2	276810	0025	10/25/07	\$400,000	\$345,000	1020	6	1905	3	5000	N	N	927 NW 57TH ST
2	301930	0080	4/28/08	\$485,000	\$435,000	1280	6	1944	4	5000	N	N	844 NW 54TH ST
2	276770	4125	3/27/08	\$420,000	\$373,000	1650	6	1900	4	5000	N	N	1133 NW 63RD ST
2	198220	0040	8/28/07	\$407,500	\$350,000	730	7	1928	4	3340	N	N	343 NW 50TH ST
2	276960	2575	6/9/08	\$394,000	\$358,000	750	7	1910	4	2500	N	N	6222 5TH AVE NW
2	276810	0545	3/25/08	\$405,000	\$359,000	780	7	1944	3	3135	N	N	1103 NW 56TH ST
2	017000	0015	7/18/07	\$530,000	\$455,000	790	7	1912	4	4363	N	N	4417 3RD AVE NW
2	198220	0390	1/29/07	\$547,500	\$481,000	790	7	1917	4	4850	N	N	371 NW 48TH ST
2	045200	1930	7/8/08	\$449,950	\$413,000	790	7	1938	4	5000	N	N	935 NW 63RD ST
2	276960	1135	2/6/07	\$489,000	\$429,000	790	7	1918	4	3750	N	N	700 NW 60TH ST
2	099900	0030	9/25/08	\$320,000	\$304,000	800	7	1912	3	3737	N	N	945 NW 62ND ST
2	045200	1560	5/18/07	\$466,000	\$402,000	840	7	1905	5	5000	N	N	918 NW 64TH ST
2	930730	0055	3/12/07	\$441,000	\$384,000	840	7	1926	4	4100	N	N	811 NW 56TH ST
2	276760	0856	10/24/08	\$385,950	\$372,000	860	7	1920	5	3300	N	N	1405 NW 64TH ST
2	276770	4462	6/11/07	\$495,000	\$426,000	860	7	1930	4	3240	N	N	1101 NW 62ND ST
2	276810	0720	8/14/07	\$475,000	\$408,000	860	7	1928	5	3300	N	N	942 NW MARKET ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	047500	1035	9/29/08	\$433,100	\$413,000	880	7	1916	4	5000	N	N	608 NW 51ST ST
2	860590	0115	5/19/08	\$372,500	\$336,000	880	7	1909	3	3000	N	N	4337 4TH AVE NW
2	045200	1250	5/17/07	\$439,000	\$379,000	890	7	1909	4	3500	N	N	806 NW 64TH ST
2	047500	1370	8/7/07	\$515,000	\$442,000	910	7	1943	4	4000	N	N	651 NW 51ST ST
2	047500	0116	11/21/07	\$394,000	\$341,000	910	7	1903	4	3750	N	N	5406 6TH AVE NW
2	012300	0110	9/10/07	\$420,000	\$361,000	910	7	1924	4	5000	N	N	920 NW 61ST ST
2	276960	1455	9/24/08	\$327,000	\$311,000	920	7	2008	3	1193	N	N	6213 7TH AVE NW
2	276960	1449	6/18/08	\$329,950	\$301,000	920	7	2008	3	1193	N	N	6209 7TH AVE NW
2	045200	1120	2/16/07	\$438,838	\$384,000	920	7	1927	3	4950	N	N	861 NW 65TH ST
2	276760	0641	1/2/07	\$350,000	\$310,000	920	7	2007	3	1000	N	N	1419 B NW 65TH ST
2	276960	1450	6/5/08	\$319,950	\$290,000	920	7	2008	3	1318	N	N	6211 7TH AVE NW
2	276960	1456	7/9/08	\$320,000	\$294,000	920	7	2008	3	1318	N	N	6215 7TH AVE NW
2	122503	9049	3/25/08	\$378,000	\$335,000	930	7	1940	4	2410	N	N	5217 8TH AVE NW
2	047500	0865	9/23/08	\$499,000	\$474,000	940	7	1916	4	5000	N	N	611 NW 53RD ST
2	276790	0070	8/21/07	\$497,000	\$427,000	940	7	1942	3	4000	N	N	815 NW 59TH ST
2	276800	0395	4/13/07	\$433,750	\$376,000	950	7	1951	3	5000	N	N	5628 4TH AVE NW
2	047500	1040	9/6/07	\$532,000	\$457,000	980	7	1916	3	5000	N	N	612 NW 51ST ST
2	276770	5010	7/9/07	\$587,000	\$504,000	980	7	1910	4	5000	N	N	914 NW 59TH ST
2	045200	1270	11/8/07	\$399,950	\$345,000	990	7	1905	5	3000	N	N	812 NW 64TH ST
2	276780	0401	3/19/08	\$391,000	\$346,000	1010	7	1926	4	3800	Y	N	5806 4TH AVE NW
2	276760	0647	1/2/07	\$360,000	\$319,000	1020	7	2007	3	876	N	N	4123 C NW 65TH ST
2	047500	1375	10/3/08	\$429,000	\$409,000	1020	7	1942	4	4000	N	N	647 NW 51ST ST
2	251600	0425	8/6/07	\$660,000	\$567,000	1040	7	1976	3	3750	N	N	4313 4TH AVE NW
2	276960	0263	4/2/08	\$505,000	\$449,000	1040	7	1948	3	4500	N	N	316 NW 60TH ST
2	276960	1850	10/30/08	\$375,000	\$363,000	1040	7	1916	3	4000	N	N	6249 6TH AVE NW
2	276810	0090	11/6/07	\$620,000	\$535,000	1050	7	1943	3	5000	N	N	932 NW 56TH ST
2	276780	0276	5/22/07	\$506,750	\$437,000	1060	7	1919	4	2655	N	N	409 NW 60TH ST
2	276960	2700	10/1/07	\$506,000	\$435,000	1060	7	1928	4	5000	Y	N	6227 3RD AVE NW
2	198220	0590	6/29/07	\$475,000	\$408,000	1070	7	1944	4	4850	N	N	359 NW 47TH ST
2	276960	0090	2/22/07	\$570,000	\$498,000	1090	7	1911	4	4950	Y	N	6035 3RD AVE NW
2	198220	0425	2/20/07	\$460,000	\$402,000	1090	7	1944	4	3880	N	N	341 NW 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	045200	0070	9/20/07	\$399,900	\$344,000	1100	7	1910	3	4750	N	N	827 NW 61ST ST
2	930730	0310	4/23/08	\$499,950	\$447,000	1130	7	1926	3	4000	N	N	848 NW 56TH ST
2	198220	0400	1/5/07	\$425,000	\$376,000	1130	7	1944	4	3880	N	N	361 NW 48TH ST
2	017000	0030	5/24/07	\$510,000	\$440,000	1140	7	1914	4	3779	N	N	4409 3RD AVE NW
2	047500	0080	4/10/08	\$454,000	\$405,000	1150	7	1904	4	5000	N	N	336 NW 54TH ST
2	198220	0490	7/8/08	\$530,000	\$487,000	1170	7	1944	4	4850	N	N	310 NW 47TH ST
2	198220	1430	2/28/08	\$510,000	\$449,000	1170	7	1944	3	4453	N	N	627 NW 50TH ST
2	012300	0225	4/18/07	\$468,000	\$405,000	1185	7	1915	4	5000	N	N	914 NW 60TH ST
2	276960	1330	6/27/07	\$625,000	\$537,000	1190	7	1930	5	6750	N	N	6110 8TH AVE NW
2	276770	4303	2/8/08	\$340,000	\$298,000	1200	7	1998	3	1255	N	N	1440 NW 62ND ST
2	276830	0722	2/21/08	\$400,000	\$352,000	1230	7	2002	3	1526	N	N	916 NW 52ND ST
2	045200	1280	8/23/07	\$575,000	\$494,000	1240	7	1909	4	5000	N	N	816 NW 64TH ST
2	276830	0110	9/5/08	\$450,000	\$424,000	1250	7	1902	4	5000	N	N	940 NW 54TH ST
2	047500	0505	8/21/07	\$505,000	\$434,000	1250	7	1946	4	5000	N	N	626 NW 53RD ST
2	930730	0110	6/22/07	\$454,950	\$391,000	1260	7	1926	4	4100	N	N	832 NW MARKET ST
2	251600	0565	6/27/07	\$562,000	\$483,000	1280	7	1944	3	6600	N	N	4232 4TH AVE NW
2	276820	0097	8/27/07	\$433,000	\$372,000	1280	7	2005	3	1446	N	N	610 NW MARKET ST
2	276780	0190	4/2/07	\$479,900	\$417,000	1280	7	1944	3	5000	N	N	5836 6TH AVE NW
2	045200	1205	4/19/07	\$590,000	\$511,000	1300	7	1906	4	4900	N	N	817 NW 65TH ST
2	276960	1828	5/2/07	\$410,000	\$354,000	1310	7	1900	5	3500	N	N	6241 6TH AVE NW
2	276960	2880	4/23/08	\$600,000	\$537,000	1330	7	1925	4	5000	N	N	6212 4TH AVE NW
2	276960	2295	10/16/07	\$533,000	\$459,000	1330	7	1919	3	5000	N	N	6212 6TH AVE NW
2	047500	0955	3/12/08	\$550,000	\$486,000	1330	7	1912	4	5000	N	N	657 NW 52ND ST
2	930730	0280	4/8/08	\$590,000	\$525,000	1350	7	1926	4	4100	N	N	824 NW 56TH ST
2	276800	0295	5/25/07	\$566,000	\$488,000	1350	7	1912	4	3264	N	N	5626 6TH AVE NW
2	045200	0622	8/24/07	\$419,950	\$361,000	1360	7	2001	3	2050	N	N	831 B NW 63RD ST
2	276780	0295	10/9/07	\$500,000	\$430,000	1360	7	1919	3	4200	N	N	5822 5TH AVE NW
2	930730	0115	5/23/08	\$437,000	\$395,000	1370	7	1926	4	4100	N	N	836 NW MARKET ST
2	198220	0880	2/15/08	\$655,000	\$575,000	1410	7	2001	3	3760	N	N	326 NW 45TH ST
2	276760	0670	12/17/08	\$375,000	\$372,000	1410	7	2008	3	1185	N	N	1406 C NW 64TH ST
2	276800	0471	5/30/07	\$550,000	\$474,000	1430	7	1930	4	3760	Y	N	5631 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	276960	2830	4/23/07	\$599,000	\$518,000	1430	7	1925	4	4000	N	N	6232 4TH AVE NW
2	198220	0245	10/30/07	\$549,000	\$473,000	1460	7	1915	3	3880	N	N	335 NW 49TH ST
2	276800	0481	10/24/08	\$416,000	\$401,000	1480	7	1930	4	3384	Y	N	5635 3RD AVE NW
2	198220	0790	4/6/07	\$475,000	\$412,000	1490	7	1959	3	3880	N	N	345 NW 46TH ST
2	276810	0100	12/15/08	\$435,000	\$431,000	1490	7	1948	3	5000	N	N	946 NW 56TH ST
2	047500	0036	5/29/07	\$415,000	\$358,000	1520	7	2007	3	1476	N	N	411 A NW MARKET ST
2	047500	0037	5/29/07	\$415,000	\$358,000	1520	7	2007	3	1476	N	N	411 B NW MARKET ST
2	276770	5050	4/1/07	\$555,000	\$482,000	1540	7	1917	4	5000	N	N	843 NW 60TH ST
2	047500	0035	5/29/07	\$412,000	\$355,000	1550	7	2007	3	1519	N	N	413 NW MARKET ST
2	047500	0034	5/29/07	\$405,000	\$349,000	1550	7	2007	3	1258	N	N	415 NW MARKET ST
2	045200	1180	5/18/07	\$455,400	\$393,000	1570	7	1925	4	4158	N	N	823 NW 65TH ST
2	276830	1455	10/2/07	\$500,000	\$430,000	1590	7	2003	3	2309	N	N	824 NW 50TH ST
2	276820	0070	6/7/07	\$455,000	\$392,000	1590	7	1912	3	5000	N	N	5517 7TH AVE NW
2	276780	0006	3/20/08	\$427,500	\$379,000	1590	7	1906	4	7000	N	N	5914 8TH AVE NW
2	276790	0360	5/21/07	\$530,000	\$457,000	1610	7	1906	4	5000	N	N	1132 NW 58TH ST
2	276770	4287	4/23/07	\$459,950	\$398,000	1610	7	2007	3	1283	N	N	1424 NW 62ND ST
2	276770	4286	3/6/07	\$455,950	\$398,000	1610	7	2006	3	1182	N	N	1424 62ND AVE S
2	276770	4288	5/10/07	\$459,950	\$397,000	1610	7	2007	3	1227	N	N	1424 NE 62ND ST
2	276770	4285	4/24/07	\$435,000	\$376,000	1610	7	2006	3	1326	N	N	1424 NW 62ND ST
2	276960	1195	8/13/07	\$511,000	\$439,000	1620	7	1914	4	3737	N	N	6021 7TH AVE NW
2	045200	2115	11/1/07	\$527,500	\$455,000	1630	7	1953	3	5000	N	N	946 NW 62ND ST
2	276830	0650	4/2/07	\$393,500	\$342,000	1650	7	1991	3	1838	N	N	806 NW 52ND ST
2	276770	5096	4/27/07	\$560,000	\$484,000	1660	7	1975	4	4050	N	N	5901 8TH AVE NW
2	276830	1457	7/9/07	\$456,950	\$393,000	1690	7	2003	3	1291	N	N	826 NW 50TH ST
2	198220	0180	2/26/07	\$500,000	\$437,000	1700	7	1952	4	4150	N	N	4902 6TH AVE NW
2	047500	0630	4/30/08	\$507,000	\$455,000	1700	7	1916	5	4600	N	N	316 NW 53RD ST
2	276780	0131	10/20/08	\$525,000	\$505,000	1710	7	2007	3	5940	N	N	612 NW 58TH ST
2	744200	0070	6/27/07	\$681,000	\$586,000	1750	7	1905	4	4800	N	N	305 NW 42ND ST
2	198220	0845	5/22/07	\$592,000	\$510,000	1930	7	1930	4	3822	Y	N	4515 3RD AVE NW
2	045200	1170	12/15/08	\$400,000	\$396,000	1940	7	1925	4	4158	N	N	827 NW 65TH ST
2	276830	1216	10/13/08	\$384,740	\$369,000	1980	7	1996	3	1873	N	N	918 NW 51ST ST

**Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	276790	0710	4/9/08	\$520,000	\$463,000	2210	7	1976	3	5000	N	N	1106 NW 57TH ST
2	047500	0960	3/25/08	\$645,000	\$572,000	2470	7	1976	3	5000	N	N	653 NW 52ND ST
2	276800	0090	9/24/07	\$629,725	\$541,000	2540	7	1976	3	5000	N	N	707 NW 58TH ST
2	251600	0580	7/30/07	\$825,000	\$709,000	3630	7	1967	3	6336	N	N	4221 3RD AVE NW
2	276830	1510	5/24/07	\$370,000	\$319,000	640	8	1985	3	1631	N	N	927 NW 51ST ST
2	276790	0545	11/11/08	\$365,000	\$355,000	970	8	1905	5	2500	N	N	5713 14TH AVE NW
2	276770	4760	10/29/07	\$440,000	\$379,000	1040	8	2000	3	1249	N	N	1407 A NW 60TH ST
2	047500	0186	2/6/07	\$392,388	\$344,000	1150	8	2006	3	1194	N	N	639 B NW MARKET ST
2	047500	0187	2/26/07	\$389,888	\$341,000	1150	8	2006	3	1194	N	N	639 A NW MARKET ST
2	276770	4649	8/20/07	\$439,950	\$378,000	1180	8	2007	3	1329	N	N	6013 B 14TH AVE NW
2	276770	4653	8/3/07	\$439,950	\$378,000	1180	8	2007	3	1275	N	N	6011 A 14TH AVE NW
2	276770	4654	10/24/07	\$415,000	\$358,000	1180	8	2007	3	1225	N	N	6011 B 14TH AVE NW
2	276770	4652	11/9/07	\$410,000	\$354,000	1180	8	2007	3	1184	N	N	6013 A 14TH AVE NW
2	276760	0680	4/29/08	\$447,000	\$401,000	1190	8	2007	3	1120	N	N	1420 A NW 64TH ST
2	276760	0687	5/21/08	\$440,000	\$397,000	1190	8	2007	3	1118	N	N	1420 B NW 64TH ST
2	276760	0686	5/15/08	\$425,000	\$383,000	1190	8	2007	3	1118	N	N	1424 A NW 64TH ST
2	276770	4678	8/8/08	\$417,000	\$388,000	1200	8	2006	3	1281	N	N	1416 A NW 60TH ST
2	276760	0689	9/11/08	\$415,000	\$392,000	1240	8	2007	3	1024	N	N	1422 B NW 64TH ST
2	276760	0691	7/16/08	\$412,000	\$380,000	1240	8	2007	3	1263	N	N	1422 C NW 64TH ST
2	276770	4250	7/25/08	\$400,000	\$370,000	1290	8	2008	3	1256	N	N	1409 B NW 63RD ST
2	276770	4251	6/23/08	\$420,000	\$384,000	1310	8	2008	3	1072	N	N	1409 A NW 63RD ST
2	276790	0035	3/7/07	\$575,000	\$501,000	1320	8	1930	4	4000	N	N	839 NW 59TH ST
2	276770	4645	3/12/08	\$392,200	\$347,000	1340	8	2007	3	1286	N	N	1415 A NW 61ST ST
2	276810	0186	11/19/07	\$415,000	\$359,000	1360	8	2007	3	1419	N	N	1110 NW 56TH ST
2	276810	0187	1/11/08	\$400,000	\$349,000	1360	8	2007	3	1420	N	N	1112 NW 56TH ST
2	276770	4226	5/29/08	\$399,950	\$362,000	1380	8	2007	3	1229	N	N	1433 B NW 63RD ST
2	276770	4227	2/21/08	\$405,000	\$356,000	1380	8	2007	3	1277	N	N	1431 A NW 63RD ST
2	276770	4225	11/6/07	\$409,950	\$354,000	1380	8	2007	3	1236	N	N	1433 A NW 63RD ST
2	276770	4225	3/20/08	\$399,950	\$354,000	1380	8	2007	3	1236	N	N	1433 A NW 63RD ST
2	276810	0196	1/24/07	\$440,000	\$387,000	1380	8	2006	3	1388	N	N	1120 A NW 56TH ST
2	198220	0095	1/29/07	\$649,000	\$571,000	1390	8	1950	3	2940	Y	N	4903 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	930730	0410	6/18/07	\$622,000	\$535,000	1410	8	1931	4	4600	N	N	810 NW 57TH ST
2	276830	1195	8/1/08	\$417,500	\$387,000	1420	8	2001	3	1895	N	N	5119 9TH AVE NW
2	276770	4647	12/5/07	\$418,000	\$362,000	1430	8	2007	3	1274	N	N	1413 A NW 61ST ST
2	276770	4648	1/4/08	\$415,000	\$361,000	1430	8	2007	3	1231	N	N	1413 B NW 61ST ST
2	276770	4646	12/13/07	\$417,000	\$362,000	1430	8	2007	3	1221	N	N	1415 B NW 61ST ST
2	276770	4253	5/8/08	\$430,000	\$387,000	1430	8	2008	3	1338	N	N	1407 B NW 63RD ST
2	276770	4252	7/1/08	\$412,500	\$378,000	1430	8	2008	3	1348	N	N	1407 A NW 63RD ST
2	122503	9056	2/8/07	\$430,000	\$377,000	1460	8	2006	3	1558	N	N	809 A NW 53RD ST
2	122503	9055	2/5/07	\$429,950	\$377,000	1460	8	2006	3	1558	N	N	809 B NW 53RD ST
2	276770	4217	10/16/07	\$439,950	\$379,000	1490	8	2007	3	1244	N	N	1437 A NW 63RD ST
2	276770	4218	11/28/07	\$415,000	\$359,000	1490	8	2007	3	1247	N	N	1437 B NW 63RD ST
2	122503	9066	2/20/08	\$431,000	\$379,000	1490	8	2007	3	1682	N	N	823 B NW 53RD ST
2	122503	9064	3/25/08	\$425,000	\$377,000	1490	8	2007	3	1455	N	N	821 A NW 53RD ST
2	276830	0680	10/22/07	\$515,000	\$444,000	1500	8	2008	3	1401	N	N	836 A NW 52ND ST
2	276830	0692	5/9/08	\$469,000	\$422,000	1500	8	2007	3	1402	N	N	846 NW 52ND ST
2	276830	0690	1/8/08	\$467,000	\$407,000	1500	8	2007	3	1811	N	N	5206 9TH AVE NW
2	276830	0693	2/14/08	\$450,000	\$395,000	1500	8	2007	3	1548	N	N	5204 9TH AVE NW
2	276770	4219	1/22/08	\$427,450	\$373,000	1520	8	2007	3	1258	N	N	1439 A NW 63RD ST
2	276770	4220	11/19/07	\$417,500	\$361,000	1520	8	2007	3	1264	N	N	1439 B NW 63RD ST
2	276830	1423	1/10/07	\$449,888	\$397,000	1520	8	2007	3	1342	N	N	801 NW 51ST ST
2	276830	1430	1/16/07	\$449,888	\$397,000	1520	8	2006	3	1336	N	N	800 NW 50TH ST
2	276830	1180	8/28/08	\$420,000	\$394,000	1530	8	2003	3	2051	N	N	919 A NW 52ND ST
2	276830	1357	9/28/07	\$449,950	\$387,000	1530	8	2007	3	1396	N	N	824 NW 51ST ST
2	276830	1356	1/29/08	\$409,950	\$359,000	1530	8	2007	3	1396	N	N	826 NW 51ST ST
2	276830	0682	2/28/08	\$477,000	\$420,000	1532	8	2007	3	1555	N	N	836 B NW 52ND ST
2	276830	1424	1/9/07	\$449,888	\$397,000	1560	8	2007	3	1484	N	N	803 A NW 51ST ST
2	198220	0070	7/22/08	\$635,000	\$587,000	1560	8	1918	5	3340	N	N	319 NW 50TH ST
2	276830	1529	9/8/08	\$449,950	\$425,000	1570	8	2008	3	1777	N	N	911 NW 51ST ST
2	276830	1530	8/21/08	\$440,000	\$412,000	1570	8	2008	3	1777	N	N	909 NW 51ST ST
2	276830	1524	4/15/08	\$454,000	\$405,000	1570	8	2007	3	1777	N	N	915 NW 51ST ST
2	276830	1525	12/24/07	\$440,000	\$382,000	1570	8	2007	3	1777	N	N	913 NW 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	045200	1890	4/13/07	\$562,000	\$487,000	1650	8	1900	4	5000	N	N	957 NW 63RD ST
2	122503	9062	5/25/07	\$458,000	\$395,000	1670	8	2007	3	1515	N	N	827 B NW 53RD ST
2	122503	9063	5/23/07	\$449,900	\$388,000	1670	8	2007	3	1515	N	N	827 A NW 53RD ST
2	251600	0260	11/14/07	\$585,000	\$505,000	1720	8	2007	3	1801	N	N	515 NW 43RD ST
2	251600	0262	9/4/07	\$599,000	\$515,000	1720	8	2007	3	1801	N	N	513 NW 43RD ST
2	276960	0235	9/5/08	\$639,950	\$603,000	1730	8	1953	3	5000	N	N	6016 4TH AVE NW
2	276770	4455	9/27/07	\$810,000	\$697,000	1730	8	1977	3	5000	N	N	1113 NW 62ND ST
2	276960	0225	4/25/08	\$660,000	\$591,000	1730	8	1953	3	5000	N	N	6020 4TH AVE NW
2	276810	0185	9/13/07	\$563,000	\$484,000	1760	8	2007	3	2163	N	N	1114 NW 56TH ST
2	276830	0731	5/22/08	\$469,950	\$424,000	1760	8	2008	3	2116	N	N	930 NW 52ND ST
2	276830	0687	1/14/08	\$459,950	\$401,000	1760	8	2007	3	1720	N	N	838 B NW 52ND ST
2	276830	0688	12/7/07	\$457,450	\$396,000	1760	8	2007	3	1720	N	N	838 A NW 52ND ST
2	122503	9012	5/25/07	\$549,950	\$474,000	1800	8	2007	3	2249	N	N	829 NW 53RD ST
2	276770	4955	2/16/07	\$635,000	\$556,000	1820	8	1965	3	5000	N	N	933 NW 60TH ST
2	122503	9032	4/18/07	\$499,950	\$433,000	1840	8	2006	3	2425	N	N	838 NW 53RD ST
2	276830	1355	1/3/08	\$493,000	\$429,000	1880	8	2007	3	2200	N	N	828 NW 51ST ST
2	276830	0655	2/5/08	\$487,000	\$427,000	1880	8	2008	3	2200	N	N	812 NW 52ND ST
2	122503	9029	2/9/07	\$509,950	\$447,000	1900	8	2006	3	2369	N	N	807 NW 53RD ST
2	047500	0175	2/26/07	\$499,888	\$437,000	1910	8	2006	3	1872	N	N	643 NW MARKET ST
2	047500	0185	5/1/07	\$475,888	\$411,000	1910	8	2006	3	1871	N	N	637 NW MARKET ST
2	276960	2255	4/12/07	\$640,000	\$555,000	1930	8	1963	3	5000	N	N	6230 6TH AVE NW
2	276760	0730	5/22/08	\$785,000	\$709,000	2150	8	2000	3	5000	N	N	1131 NW 65TH ST
2	276780	0125	6/26/07	\$641,000	\$551,000	2170	8	2007	3	3400	N	N	5810 7TH AVE NW
2	276830	1245	6/9/08	\$465,000	\$423,000	2230	8	2008	3	2300	N	N	938 NW 51ST ST
2	276960	2265	11/21/07	\$630,000	\$545,000	2350	8	1979	3	5000	N	N	6220 6TH AVE NW
2	045200	1329	1/8/08	\$875,000	\$762,000	2440	8	2007	3	3750	N	N	844 NW 64TH ST
2	045200	1330	12/5/07	\$850,000	\$736,000	2530	8	2007	3	3750	N	N	842 NW 64TH ST
2	276960	0965	5/3/07	\$630,000	\$544,000	2600	8	1966	3	5000	N	N	6041 6TH AVE NW
2	276790	0230	7/17/07	\$665,000	\$571,000	2870	8	1975	3	5000	N	N	912 NW 58TH ST
2	198220	0659	12/6/07	\$730,000	\$632,000	2150	9	2007	3	3801	N	N	307 NW 47TH ST
2	198220	0660	8/23/07	\$875,000	\$752,000	2320	9	2007	3	3801	N	N	303 NW 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	045200	1920	3/8/07	\$810,000	\$706,000	2380	9	2006	3	5000	N	N	943 NW 63RD ST
2	198220	0870	5/12/08	\$760,000	\$684,000	2530	9	2007	3	3760	N	N	316 NW 45TH ST
2	017000	0003	4/11/07	\$848,000	\$735,000	2130	10	2000	3	4382	N	N	309 NW 45TH ST
11	291970	2220	10/22/08	\$236,500	\$228,000	410	4	1918	2	2400	N	N	349 NW 84TH ST
11	202870	0595	4/17/08	\$270,000	\$241,000	600	5	1914	4	1800	N	N	6724 DIVISION AVE NW
11	287710	2710	10/27/08	\$448,000	\$433,000	1370	5	1908	5	4200	N	N	6737 3RD AVE NW
11	291970	2175	11/21/08	\$343,000	\$336,000	620	6	1923	3	2340	N	N	8206 6TH AVE NW
11	162380	0295	6/18/07	\$400,000	\$344,000	620	6	1916	3	3000	N	N	641 NW 74TH ST
11	200120	0020	5/1/08	\$360,000	\$323,000	620	6	1910	4	4000	N	N	115 NW 75TH ST
11	162330	0160	4/2/07	\$417,500	\$362,000	630	6	1912	4	3000	N	N	412 NW 70TH ST
11	046100	5520	6/18/08	\$365,000	\$333,000	700	6	1950	4	3000	N	N	7030 DIBBLE AVE NW
11	288010	0545	6/22/07	\$380,000	\$327,000	700	6	1901	3	3020	N	N	6737 CLEOPATRA PL NW
11	751900	0006	9/26/07	\$420,000	\$361,000	750	6	1918	3	3860	N	N	7503 3RD AVE NW
11	046100	4860	8/30/07	\$379,950	\$326,000	750	6	1958	4	3750	N	N	7016 10TH AVE NW
11	164650	2515	8/10/07	\$400,000	\$344,000	750	6	1914	3	3090	N	N	142 NW 75TH ST
11	751900	1500	8/5/08	\$477,700	\$444,000	760	6	1920	3	5150	N	N	626 NW 78TH ST
11	287710	1436	6/30/08	\$365,000	\$334,000	770	6	1905	4	3750	N	N	6508 4TH AVE NW
11	287710	4370	1/18/07	\$498,950	\$440,000	770	6	1920	3	2625	N	N	212 NW 70TH ST
11	291970	0530	3/9/07	\$440,000	\$384,000	780	6	1926	4	3600	N	N	640 NW 83RD ST
11	288010	0025	8/9/07	\$392,000	\$337,000	800	6	1911	4	4960	N	N	6706 7TH AVE NW
11	164650	1610	3/11/08	\$380,000	\$336,000	810	6	1925	3	2470	N	N	152 NW 78TH ST
11	292270	0275	5/9/08	\$418,000	\$376,000	820	6	1938	4	4700	N	N	8323 DIBBLE AVE NW
11	288010	1160	4/10/08	\$432,500	\$385,000	820	6	1925	3	3720	N	N	6548 7TH AVE NW
11	291920	0385	8/13/08	\$472,000	\$440,000	840	6	1924	4	3840	N	N	113 NW 83RD ST
11	291970	1535	9/16/08	\$286,500	\$271,000	840	6	1912	3	4800	N	N	324 NW 80TH ST
11	288010	0100	9/23/08	\$375,500	\$357,000	860	6	1929	2	3080	N	N	6740 7TH AVE NW
11	751900	0711	9/28/07	\$455,000	\$391,000	880	6	1926	3	2400	N	N	7711 3RD AVE NW
11	287710	1310	8/9/07	\$449,950	\$386,000	880	6	1914	3	4200	N	N	6547 3RD AVE NW
11	291970	1150	6/12/07	\$463,250	\$399,000	880	6	1905	3	4800	N	N	639 NW 81ST ST
11	291970	0620	9/17/07	\$430,000	\$370,000	900	6	1909	4	4800	N	N	633 NW 83RD ST
11	530910	1355	5/22/07	\$485,000	\$418,000	910	6	1905	3	5000	N	N	6532 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	751900	0185	9/13/07	\$402,000	\$345,000	930	6	1905	3	5150	N	N	327 NW 76TH ST
11	046100	5005	12/13/07	\$465,000	\$403,000	930	6	1911	4	3750	N	N	7055 DIBBLE AVE NW
11	291970	0510	6/20/08	\$476,500	\$435,000	940	6	1922	4	4800	N	N	630 NW 83RD ST
11	164650	0400	3/28/07	\$465,000	\$404,000	950	6	1910	3	3090	N	N	110 N 76TH ST
11	164650	1845	5/17/08	\$540,000	\$487,000	960	6	1911	3	3090	N	N	110 NW 77TH ST
11	046100	4250	6/9/08	\$325,000	\$295,000	960	6	1907	3	3450	N	N	7004 12TH AVE NW
11	751900	0310	2/29/08	\$387,000	\$341,000	980	6	1947	3	4120	N	N	334 NW 76TH ST
11	046100	4930	9/18/07	\$400,000	\$344,000	990	6	1912	3	5000	N	N	7042 10TH AVE NW
11	751900	0065	7/27/07	\$417,000	\$358,000	1020	6	1920	3	6180	N	N	330 NW 75TH ST
11	758920	0149	4/24/07	\$415,000	\$359,000	1032	6	1951	4	5350	N	N	8332 MARY AVE NW
11	287710	3070	8/14/07	\$370,000	\$318,000	1100	6	1924	2	5000	N	N	6726 3RD AVE NW
11	288010	0685	2/21/08	\$389,000	\$342,000	1150	6	1913	4	2140	N	N	6535 CLEOPATRA PL NW
11	530910	0615	3/26/07	\$486,950	\$423,000	1210	6	1908	5	4441	N	N	6747 11TH AVE NW
11	288010	0780	6/26/08	\$520,900	\$476,000	1430	6	1910	4	7200	N	N	6517 7TH AVE NW
11	046100	3200	5/22/08	\$300,000	\$271,000	610	7	1929	3	2500	N	N	7017 ALONZO AVE NW
11	530910	0260	11/4/08	\$375,000	\$364,000	720	7	1956	3	2675	N	N	6746 10TH AVE NW
11	937630	0790	9/23/08	\$395,000	\$375,000	730	7	1947	4	5000	N	N	8334 12TH AVE NW
11	530910	0575	12/7/07	\$460,000	\$399,000	740	7	1913	4	3638	N	N	6740 11TH AVE NW
11	751900	2240	3/16/07	\$465,000	\$405,000	740	7	1926	4	3860	N	N	636 NW 75TH ST
11	937630	1520	5/2/08	\$555,000	\$498,000	750	7	1928	3	5000	N	N	7728 11TH AVE NW
11	046100	2025	6/4/08	\$385,000	\$349,000	770	7	1926	3	2500	N	N	7356 14TH AVE NW
11	162330	1170	7/26/07	\$410,000	\$352,000	790	7	1911	4	3000	N	N	308 NW 74TH ST
11	162330	0150	2/11/08	\$525,000	\$461,000	810	7	1916	4	4000	N	N	418 NW 70TH ST
11	202870	0665	6/17/07	\$507,000	\$436,000	820	7	1945	4	5300	N	N	6531 DIVISION AVE NW
11	046100	1485	6/22/07	\$456,500	\$393,000	820	7	1938	3	4500	N	N	7354 12TH AVE NW
11	164650	1575	11/12/07	\$510,000	\$440,000	830	7	1925	4	4635	N	N	140 NW 78TH ST
11	758970	0045	6/23/08	\$395,000	\$361,000	840	7	1939	3	5160	N	N	8044 14TH AVE NW
11	530910	0930	3/4/08	\$465,000	\$410,000	850	7	1928	4	5350	N	N	6524 11TH AVE NW
11	202870	1075	8/6/07	\$499,000	\$429,000	860	7	1924	4	4240	N	N	6526 DIBBLE AVE NW
11	530910	0370	3/14/08	\$500,000	\$442,000	860	7	1927	4	4013	N	N	6725 10TH AVE NW
11	288010	0420	6/19/08	\$452,250	\$413,000	860	7	1915	3	3700	N	N	6718 CLEOPATRA PL NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	530910	0815	8/21/07	\$459,950	\$395,000	860	7	1918	4	4333	N	N	6545 11TH AVE NW
11	200070	0230	4/28/08	\$456,000	\$409,000	880	7	1918	3	3240	N	N	145 N 74TH ST
11	292270	2801	4/1/08	\$400,000	\$355,000	880	7	1942	3	3760	N	N	7522 9TH AVE NW
11	292270	2880	9/24/08	\$360,000	\$342,000	880	7	1929	3	4700	N	N	7515 DIBBLE AVE NW
11	162330	0985	11/10/08	\$460,000	\$447,000	890	7	1926	4	3000	N	N	420 NW 73RD ST
11	291970	1445	4/7/08	\$465,000	\$414,000	900	7	1924	3	3600	N	N	319 NW 81ST ST
11	046100	0050	6/9/08	\$420,000	\$382,000	910	7	1913	3	4218	N	N	7403 8TH AVE NW
11	530910	0550	6/25/07	\$455,000	\$391,000	910	7	1913	3	3638	N	N	6746 11TH AVE NW
11	291970	0600	12/1/08	\$425,000	\$418,000	910	7	1937	4	4800	N	N	645 NW 83RD ST
11	288010	0080	10/18/07	\$435,000	\$375,000	910	7	1929	3	3080	N	N	6734 7TH AVE NW
11	424040	0105	11/5/07	\$485,000	\$419,000	920	7	1940	3	4070	N	N	1311 NW 80TH ST
11	732190	0015	4/2/07	\$389,000	\$338,000	920	7	1915	3	2310	N	N	6508 GREENWOOD AVE N
11	349130	0175	8/1/07	\$538,000	\$462,000	940	7	1928	4	5461	N	N	7734 MARY AVE NW
11	530910	0275	2/8/07	\$500,000	\$439,000	950	7	1944	3	5350	N	N	6736 10TH AVE NW
11	046100	3270	3/2/08	\$560,000	\$494,000	960	7	1906	3	5000	N	N	7016 MARY AVE NW
11	530910	0540	10/16/07	\$551,000	\$475,000	960	7	1913	3	3638	N	N	6750 11TH AVE NW
11	291920	0485	8/14/07	\$489,950	\$421,000	960	7	1946	3	3840	N	N	8114 3RD AVE NW
11	162330	0580	4/23/08	\$436,300	\$390,000	960	7	1930	3	3000	N	N	7220 5TH AVE NW
11	291970	2435	6/7/07	\$487,000	\$419,000	960	7	1920	4	3600	N	N	344 NW 83RD ST
11	046100	3270	3/30/07	\$415,000	\$360,000	960	7	1906	3	5000	N	N	7016 MARY AVE NW
11	046100	0965	7/12/07	\$429,000	\$369,000	960	7	1927	4	3750	N	N	7337 10TH AVE NW
11	751900	0255	6/16/08	\$555,000	\$506,000	970	7	1950	4	3650	N	N	304 NW 76TH ST
11	291920	0300	2/25/08	\$575,000	\$506,000	970	7	2002	3	3840	N	N	142 NW 83RD ST
11	291920	0490	9/14/07	\$489,000	\$420,000	970	7	1946	3	3840	N	N	153 NW 82ND ST
11	291970	1785	5/8/07	\$510,000	\$440,000	970	7	1916	4	3600	N	N	316 NW 81ST ST
11	046100	5510	12/2/08	\$322,000	\$317,000	970	7	1952	3	6000	N	N	7026 DIBBLE AVE NW
11	424040	0095	8/20/07	\$440,000	\$378,000	970	7	1940	5	4180	N	N	1307 NW 80TH ST
11	162380	0110	7/18/07	\$462,000	\$397,000	980	7	1987	3	3000	N	N	617 NW 75TH ST
11	202870	0465	12/6/07	\$450,000	\$390,000	980	7	1918	3	4770	N	N	6724 DIBBLE AVE NW
11	287710	1786	9/17/07	\$565,000	\$486,000	990	7	1912	4	3750	N	N	6551 5TH AVE NW
11	202870	0350	7/16/07	\$495,000	\$425,000	1000	7	1953	4	3975	N	N	6724 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	292270	1185	12/13/07	\$455,000	\$395,000	1000	7	1937	3	5700	N	N	8036 DIBBLE AVE NW
11	287710	2180	9/10/07	\$449,000	\$386,000	1020	7	1916	3	5000	N	N	6709 5TH AVE NW
11	046100	1735	3/7/07	\$490,000	\$427,000	1030	7	1945	3	5000	N	N	7342 13TH AVE NW
11	162380	0285	3/26/07	\$509,000	\$442,000	1030	7	1925	3	5000	N	N	645 NW 74TH ST
11	287710	0890	3/11/08	\$580,000	\$513,000	1040	7	1914	3	5000	N	N	6540 2ND AVE NW
11	200170	0010	9/17/07	\$604,000	\$519,000	1050	7	1926	4	4000	N	N	107 NW 74TH ST
11	046100	0005	12/26/08	\$385,000	\$384,000	1050	7	1913	3	3210	N	N	7421 8TH AVE NW
11	866840	0005	5/11/07	\$499,000	\$431,000	1050	7	1919	5	5640	N	N	7701 14TH AVE NW
11	520010	0115	6/27/08	\$585,000	\$535,000	1060	7	1929	4	3478	N	N	6545 12TH AVE NW
11	530910	0685	3/20/07	\$539,000	\$469,000	1060	7	1928	3	4062	N	N	6725 11TH AVE NW
11	162330	0775	12/12/07	\$464,000	\$402,000	1060	7	1981	3	3200	N	N	353 NW 74TH ST
11	292170	0325	10/30/08	\$391,800	\$379,000	1060	7	1940	3	5080	N	N	8322 13TH AVE NW
11	758970	0014	6/20/08	\$485,000	\$443,000	1070	7	1940	3	5494	N	N	1302 NW 80TH ST
11	305270	0870	6/2/08	\$475,000	\$431,000	1070	7	1975	3	5000	N	N	6728 13TH AVE NW
11	046100	5435	5/10/07	\$520,000	\$449,000	1080	7	1903	4	5680	N	N	7031 8TH AVE NW
11	202870	0425	3/28/07	\$520,000	\$452,000	1080	7	1947	3	3710	N	N	6702 DIBBLE AVE NW
11	287710	1795	7/20/07	\$567,500	\$488,000	1080	7	1912	4	3750	N	N	6555 5TH AVE NW
11	530910	0455	10/10/07	\$549,950	\$473,000	1080	7	1909	4	5350	N	N	6722 11TH AVE NW
11	507540	0105	7/23/07	\$506,850	\$435,000	1080	7	1928	5	5120	N	N	7712 14TH AVE NW
11	046100	1755	12/10/07	\$538,000	\$466,000	1090	7	1910	4	5000	N	N	7350 13TH AVE NW
11	758920	0153	7/21/08	\$494,900	\$457,000	1090	7	1948	3	5386	N	N	8329 14TH AVE NW
11	751900	1720	9/27/07	\$475,000	\$409,000	1090	7	1939	4	7725	N	N	616 NW 77TH ST
11	287710	2846	12/13/07	\$527,500	\$457,000	1100	7	1924	3	3333	N	N	6720 4TH AVE NW
11	162380	0430	7/11/07	\$480,000	\$412,000	1100	7	1984	3	3000	N	N	624 NW 73RD ST
11	287710	2840	1/10/07	\$456,000	\$403,000	1100	7	1924	3	3333	N	N	6722 4TH AVE NW
11	530910	0415	3/27/07	\$514,000	\$447,000	1110	7	1972	3	4280	N	N	6701 10TH AVE NW
11	287710	2752	5/16/07	\$432,000	\$373,000	1120	7	1907	3	3570	N	N	303 NW 70TH ST
11	520010	0230	8/26/08	\$562,000	\$527,000	1130	7	1925	4	4348	N	N	6528 12TH AVE NW
11	287710	3445	9/19/08	\$675,000	\$640,000	1130	7	1924	4	4000	N	N	6739 1ST AVE NW
11	520010	0225	7/11/07	\$585,000	\$503,000	1130	7	1928	4	4018	N	N	6534 12TH AVE NW
11	751900	1055	5/24/07	\$549,000	\$473,000	1130	7	1926	4	4220	N	N	346 NW 79TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	200170	0045	9/26/07	\$480,000	\$413,000	1130	7	1928	4	4000	N	N	133 NW 74TH ST
11	012503	9064	8/8/08	\$475,000	\$442,000	1140	7	1941	3	3770	N	N	7224 SYCAMORE AVE NW
11	046100	4530	10/26/07	\$550,000	\$474,000	1150	7	1928	3	2875	N	N	1012 NW 70TH ST
11	417210	0060	5/11/07	\$554,000	\$478,000	1150	7	1929	4	3350	N	N	7032 8TH AVE NW
11	162330	0440	6/3/08	\$465,000	\$422,000	1150	7	1953	3	3600	N	N	7212 6TH AVE NW
11	544530	0025	7/29/08	\$505,000	\$468,000	1160	7	1930	4	4445	N	N	7530 MARY AVE NW
11	292270	0455	6/8/07	\$514,900	\$443,000	1160	7	1930	5	3500	N	N	8308 DIBBLE AVE NW
11	045800	0075	5/4/07	\$483,000	\$417,000	1160	7	1929	4	3450	N	N	1481 NW 83RD ST
11	305270	0946	6/2/08	\$516,000	\$468,000	1170	7	1928	3	3250	N	N	1202 NW 67TH ST
11	202870	0215	7/23/07	\$562,000	\$483,000	1170	7	1925	3	6360	N	N	6747 DIBBLE AVE NW
11	046100	5580	9/12/07	\$500,000	\$430,000	1180	7	1926	3	3000	N	N	7056 DIBBLE AVE NW
11	287710	3436	9/19/08	\$589,500	\$559,000	1200	7	1920	3	4000	N	N	6735 1ST AVE NW
11	291970	0920	9/24/07	\$570,000	\$490,000	1200	7	1927	4	3600	N	N	619 NW 82ND ST
11	530910	1061	8/7/07	\$490,000	\$421,000	1200	7	1927	4	4320	N	N	1007 NW 67TH ST
11	162330	0195	10/24/08	\$428,750	\$413,000	1200	7	1927	3	4400	N	N	7017 4TH AVE NW
11	288010	0120	2/14/08	\$435,000	\$382,000	1200	7	1945	3	4970	N	N	6746 7TH AVE NW
11	291920	0620	4/20/07	\$548,000	\$474,000	1210	7	1941	4	3840	N	N	148 NW 81ST ST
11	046100	2595	10/8/07	\$469,000	\$404,000	1210	7	1944	5	5000	N	N	7351 MARY AVE NW
11	292270	2520	11/14/08	\$516,000	\$503,000	1220	7	1939	3	4700	N	N	7528 10TH AVE NW
11	751900	1250	6/25/08	\$510,975	\$467,000	1220	7	1928	3	3640	N	N	624 NW 79TH ST
11	287710	3096	2/20/08	\$530,000	\$466,000	1220	7	1985	3	3500	N	N	6714 3RD AVE NW
11	291970	0940	6/1/07	\$483,200	\$416,000	1220	7	1928	4	3600	N	N	611 NW 82ND ST
11	162330	0865	2/12/07	\$604,018	\$529,000	1230	7	1926	3	3000	N	N	311 NW 74TH ST
11	751900	1530	11/1/07	\$577,500	\$498,000	1240	7	1910	3	5150	N	N	642 NW 78TH ST
11	202870	0020	1/23/08	\$449,950	\$393,000	1240	7	1925	3	2910	N	N	6738 DIVISION AVE NW
11	012503	9072	3/28/08	\$469,922	\$417,000	1240	7	1930	5	4000	N	N	1308 NW 70TH ST
11	164650	0870	5/5/08	\$575,000	\$516,000	1240	7	1922	3	6180	N	N	134 N 78TH ST
11	287710	2891	6/11/07	\$449,000	\$386,000	1240	7	1912	3	3250	N	N	206 NW 67TH ST
11	202870	0315	10/9/07	\$625,000	\$538,000	1250	7	1937	3	4240	N	N	6708 9TH AVE NW
11	202870	0150	12/20/07	\$470,000	\$408,000	1250	7	1912	4	5300	N	N	6742 DIBBLE AVE NW
11	162380	0125	2/9/07	\$572,500	\$502,000	1260	7	1907	3	3000	N	N	609 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	424040	0010	6/20/08	\$527,000	\$481,000	1270	7	1924	4	5588	N	N	7726 14TH AVE NW
11	417210	0240	6/1/07	\$610,000	\$526,000	1270	7	1929	5	3744	N	N	7036 7TH AVE NW
11	291920	0755	5/16/07	\$456,000	\$393,000	1270	7	1916	3	3840	N	N	130 N 80TH ST
11	751900	0085	8/23/07	\$570,000	\$490,000	1280	7	1928	3	5150	N	N	342 NW 75TH ST
11	162330	0960	6/18/08	\$485,000	\$442,000	1280	7	1918	4	4500	N	N	408 NW 73RD ST
11	424040	0210	5/25/07	\$489,000	\$422,000	1280	7	1925	4	4920	N	N	7511 12TH AVE NW
11	291970	0227	4/3/07	\$449,950	\$391,000	1290	7	1990	3	2819	N	N	628 NW 84TH ST
11	287710	2901	8/6/08	\$655,000	\$609,000	1300	7	1917	5	3500	N	N	6709 2ND AVE NW
11	162330	1155	7/19/07	\$440,000	\$378,000	1310	7	1911	3	3000	N	N	302 NW 74TH ST
11	046100	3895	12/11/08	\$430,000	\$425,000	1310	7	1927	4	5000	N	N	7027 12TH AVE NW
11	164650	2295	7/30/08	\$538,500	\$499,000	1320	7	1925	3	3605	N	N	145 NW 77TH ST
11	202870	1086	2/7/07	\$450,000	\$395,000	1320	7	1912	3	4295	N	N	824 NW 65TH ST
11	291970	0695	11/6/08	\$492,000	\$478,000	1330	7	1928	4	4670	N	N	602 NW 82ND ST
11	751900	0750	1/24/08	\$490,000	\$428,000	1340	7	1910	4	4120	N	N	314 NW 78TH ST
11	045800	0070	8/28/07	\$442,500	\$380,000	1340	7	1928	3	3440	N	N	1477 NW 83RD ST
11	349130	0037	11/19/08	\$514,000	\$502,000	1350	7	1940	4	5074	N	N	7541 MARY AVE NW
11	507540	0055	5/30/08	\$454,500	\$412,000	1350	7	1924	3	5715	N	N	7553 13TH AVE NW
11	287710	2421	2/13/07	\$520,000	\$456,000	1350	7	1926	4	3350	N	N	6707 4TH AVE NW
11	200120	0080	7/29/08	\$424,000	\$393,000	1350	7	1927	3	4000	N	N	158 NW 74TH ST
11	430570	0115	5/21/08	\$565,000	\$510,000	1360	7	1938	4	5320	N	N	1221 NW 80TH ST
11	046100	3765	6/25/07	\$585,000	\$503,000	1360	7	1906	4	5000	N	N	7038 14TH AVE NW
11	751900	0145	10/1/07	\$620,000	\$533,000	1360	7	1928	3	3430	N	N	347 NW 76TH ST
11	292270	2470	3/6/07	\$490,000	\$427,000	1370	7	1924	4	4700	N	N	7552 10TH AVE NW
11	287710	1535	4/23/07	\$581,500	\$503,000	1380	7	1910	5	5000	N	N	6543 4TH AVE NW
11	012503	9031	6/5/07	\$575,000	\$495,000	1390	7	1926	4	4470	N	N	218 NW 73RD ST
11	287710	3566	8/6/08	\$550,000	\$511,000	1390	7	1920	4	4000	N	N	6722 SYCAMORE AVE NW
11	230140	0240	9/8/08	\$535,500	\$505,000	1400	7	1918	3	3700	N	N	7206 SYCAMORE AVE NW
11	162330	0335	4/4/07	\$592,000	\$514,000	1410	7	1912	3	3800	N	N	506 NW 70TH ST
11	230140	0230	9/25/07	\$675,000	\$580,000	1410	7	1912	4	5000	N	N	7202 SYCAMORE AVE NW
11	305270	0669	5/23/07	\$471,000	\$406,000	1420	7	2003	3	1375	N	N	6716 A 14TH AVE NW
11	751900	0471	12/1/08	\$549,000	\$540,000	1420	7	1926	4	3375	N	N	7615 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	202870	0820	1/22/07	\$524,000	\$461,000	1420	7	1905	4	5300	N	N	6551 DIBBLE AVE NW
11	751900	0670	3/27/07	\$650,000	\$565,000	1420	7	1927	5	3570	N	N	323 NW 78TH ST
11	202870	0635	5/18/07	\$525,000	\$453,000	1420	7	1912	4	3480	N	N	6546 DIVISION AVE NW
11	162330	0660	2/20/08	\$580,000	\$510,000	1430	7	1911	3	5000	N	N	7225 4TH AVE NW
11	937630	1180	6/20/07	\$477,500	\$411,000	1430	7	1949	3	5000	N	N	8323 10TH AVE NW
11	751900	0385	10/13/08	\$435,000	\$417,000	1430	7	1928	4	3860	N	N	347 NW 77TH ST
11	287710	0455	10/18/07	\$690,000	\$594,000	1440	7	1908	4	5000	Y	N	6518 1ST AVE NW
11	046100	4430	6/13/07	\$469,000	\$404,000	1450	7	1992	3	2500	N	N	7045 10TH AVE NW
11	046100	4395	8/25/08	\$566,500	\$531,000	1470	7	1942	4	5000	N	N	7055 10TH AVE NW
11	292270	1690	12/24/07	\$589,000	\$512,000	1480	7	1930	3	4042	N	N	7704 9TH AVE NW
11	288010	0985	5/24/08	\$485,000	\$438,000	1480	7	1924	3	5000	N	N	6518 CLEOPATRA PL NW
11	291970	1300	6/11/07	\$450,000	\$387,000	1490	7	1922	3	3600	N	N	630 NW 80TH ST
11	164650	2230	4/4/08	\$480,000	\$427,000	1500	7	1926	3	3010	N	N	7608 3RD AVE NW
11	046100	1635	1/27/07	\$512,500	\$451,000	1530	7	1928	3	5000	N	N	7307 12TH AVE NW
11	287710	3390	1/14/08	\$570,000	\$497,000	1530	7	1912	3	5000	N	N	6711 1ST AVE NW
11	202870	0065	5/19/08	\$655,000	\$591,000	1540	7	1936	4	5300	N	N	6731 DIVISION AVE NW
11	292270	0890	3/26/08	\$525,000	\$466,000	1560	7	1929	3	4230	N	N	8012 9TH AVE NW
11	287710	2270	8/20/07	\$630,000	\$541,000	1580	7	2007	3	4475	N	N	6753 5TH AVE NW
11	046100	4145	5/13/08	\$600,000	\$540,000	1610	7	1925	3	5000	N	N	7049 11TH AVE NW
11	937630	0585	7/16/08	\$475,000	\$438,000	1610	7	1911	3	5000	N	N	8052 12TH AVE NW
11	751900	1360	6/15/07	\$540,000	\$465,000	1620	7	1947	3	5200	N	N	641 NW 80TH ST
11	162330	0110	5/5/08	\$610,000	\$548,000	1620	7	1924	4	4000	N	N	7026 5TH AVE NW
11	046100	0410	7/10/07	\$585,000	\$503,000	1620	7	1928	4	5000	N	N	7315 DIBBLE AVE NW
11	046100	0165	5/21/08	\$700,000	\$632,000	1630	7	1928	4	6250	N	N	820 NW 73RD ST
11	162380	0240	6/20/08	\$505,000	\$461,000	1630	7	1909	4	5700	N	N	656 NW 74TH ST
11	520010	0140	3/14/08	\$530,000	\$469,000	1630	7	1929	5	3350	N	N	1203 NW 67TH ST
11	230140	0540	10/31/07	\$743,000	\$641,000	1690	7	1925	4	5000	N	N	7034 3RD AVE NW
11	230140	0370	6/8/07	\$600,000	\$517,000	1690	7	1927	3	4000	Y	N	7217 2ND AVE NW
11	292170	0070	2/1/07	\$550,000	\$483,000	1700	7	1916	3	6480	N	N	8328 14TH AVE NW
11	751900	0425	8/20/07	\$542,000	\$466,000	1710	7	1924	4	4635	N	N	327 NW 77TH ST
11	305270	0665	6/7/07	\$515,000	\$443,000	1730	7	2003	3	2202	N	N	6718 C 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	164650	2705	4/3/08	\$570,000	\$507,000	1740	7	1916	3	2940	N	N	105 NW 76TH ST
11	937630	0295	3/2/07	\$675,000	\$589,000	1750	7	1926	3	5000	N	N	7728 12TH AVE NW
11	162380	0575	5/6/08	\$700,000	\$629,000	1830	7	1954	3	3750	N	N	7070 8TH AVE NW
11	287710	3785	3/27/08	\$679,000	\$603,000	1880	7	1911	5	3750	N	N	6728 1ST AVE NW
11	751900	1290	3/28/07	\$629,950	\$547,000	1920	7	1930	4	3640	N	N	644 NW 79TH ST
11	417210	0280	3/28/08	\$670,000	\$595,000	1970	7	1926	3	4680	N	N	7215 6TH AVE NW
11	292170	0120	10/25/07	\$545,000	\$470,000	1970	7	1936	3	6470	N	N	8302 14TH AVE NW
11	287710	0170	11/15/07	\$510,000	\$441,000	2000	7	1909	4	5000	N	N	6538 PALATINE AVE N
11	287710	4325	5/5/08	\$566,100	\$508,000	2030	7	1909	4	3750	Y	N	202 NW 70TH ST
11	287710	4160	7/11/07	\$715,000	\$614,000	2060	7	1912	4	5000	N	N	7011 PALATINE AVE N
11	530910	1225	2/26/07	\$500,000	\$437,000	2070	7	1913	3	3750	N	N	6528 10TH AVE NW
11	164650	2510	1/29/07	\$675,000	\$593,000	2080	7	1909	3	3966	N	N	140 NW 75TH ST
11	287710	4180	5/8/07	\$829,000	\$716,000	2140	7	1925	5	5000	N	N	7010 1ST AVE NW
11	162330	0200	3/27/07	\$430,000	\$374,000	800	8	1988	3	3000	N	N	7019 4TH AVE NW
11	305270	0158	10/2/08	\$353,100	\$337,000	930	8	2006	3	1044	N	N	6738 B MARY AVE NW
11	305270	0159	4/12/07	\$385,000	\$334,000	930	8	2006	3	1331	N	N	6738 A MARY AVE NW
11	046100	5185	12/11/07	\$589,450	\$511,000	1020	8	1948	5	6600	N	N	864 NW 70TH ST
11	305270	0161	3/26/07	\$395,000	\$343,000	1040	8	2006	3	1313	N	N	6736 B MARY AVE NW
11	305270	0160	3/21/07	\$395,000	\$344,000	1040	8	2006	3	1314	N	N	6736 A MARY AVE NW
11	751900	2160	5/9/07	\$474,950	\$410,000	1120	8	2007	3	1258	N	N	607 NW 77TH ST
11	751900	2161	2/6/08	\$409,950	\$359,000	1120	8	2007	3	1258	N	N	603 NW 77TH ST
11	046100	0755	7/31/08	\$468,539	\$435,000	1140	8	1939	3	4125	N	N	914 NW 73RD ST
11	751900	2162	5/9/07	\$489,950	\$423,000	1160	8	2007	3	1336	N	N	605 B NW 77TH ST
11	751900	2163	6/20/07	\$489,950	\$421,000	1160	8	2007	3	1332	N	N	605 A NW 77TH ST
11	292270	0580	9/10/08	\$320,000	\$302,000	1250	8	2008	3	971	N	N	8417 C 8TH AVE NW
11	292270	0582	9/10/08	\$312,000	\$295,000	1250	8	2008	3	888	N	N	8417 A 8TH AVE NW
11	292270	0581	9/9/08	\$303,000	\$286,000	1250	8	2008	3	861	N	N	8417 B 8TH AVE NW
11	292270	0561	4/21/08	\$350,000	\$313,000	1260	8	2007	3	1175	N	N	8406 B 8TH AVE NW
11	292270	0560	4/22/08	\$349,999	\$313,000	1260	8	2007	3	1177	N	N	8405 A 8TH AVE NW
11	292270	0558	4/7/08	\$349,000	\$311,000	1260	8	2007	3	1137	N	N	8403 A 8TH AVE NW
11	292270	0559	8/18/08	\$320,000	\$299,000	1260	8	2007	3	1135	N	N	8403 B 8TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	937630	0853	2/6/08	\$379,950	\$333,000	1260	8	2007	3	1141	N	N	8355 A 11TH AVE NW
11	937630	0852	4/1/08	\$372,950	\$331,000	1260	8	2007	3	1140	N	N	8355 B 11TH AVE NW
11	937630	0854	2/1/08	\$379,950	\$333,000	1270	8	2007	3	1258	N	N	1109 B NW 85TH ST
11	937630	0855	3/25/08	\$369,950	\$328,000	1270	8	2007	3	1258	N	N	1109 A NW 85TH ST
11	937630	1310	11/29/07	\$592,000	\$512,000	1280	8	1928	3	5000	N	N	8042 11TH AVE NW
11	937630	1310	3/5/07	\$575,000	\$502,000	1280	8	1928	3	5000	N	N	8042 11TH AVE NW
11	046100	0460	5/6/08	\$655,500	\$589,000	1320	8	1927	4	5000	N	N	7308 9TH AVE NW
11	305270	0420	1/2/08	\$399,000	\$347,000	1350	8	2007	3	1724	N	N	6724 A ALONZO AVE NW
11	305270	0419	10/26/07	\$400,000	\$345,000	1350	8	2007	3	1186	N	N	6724 B ALONZO AVE NW
11	305270	0475	9/4/07	\$449,950	\$387,000	1360	8	2007	3	1078	N	N	1408 B ALONZO AVE NW
11	305270	0463	6/21/07	\$449,950	\$387,000	1360	8	2007	3	1080	N	N	1412 B ALONZO AVE NW
11	305270	0474	6/1/07	\$469,950	\$405,000	1380	8	2007	3	1349	N	N	1408 A ALONZO AVE NW
11	305270	0464	8/20/07	\$464,950	\$399,000	1380	8	2007	3	1621	N	N	1412 A ALONZO AVE NW
11	305270	0422	5/18/07	\$435,000	\$375,000	1380	8	2007	3	1286	N	N	6722 B ALONZO AVE NW
11	305270	0421	6/20/07	\$430,000	\$370,000	1380	8	2007	3	1422	N	N	6722 A ALONZO AVE NW
11	305270	0476	6/11/07	\$480,039	\$413,000	1400	8	2007	3	1616	N	N	1408 C ALONZO AVE NW
11	305270	0462	11/14/07	\$420,000	\$363,000	1400	8	2007	3	1349	N	N	1412 C ALONZO AVE NW
11	937630	0960	8/31/07	\$639,000	\$549,000	1430	8	1929	3	3250	N	N	1106 NW 83RD ST
11	305270	0460	6/1/07	\$519,950	\$448,000	1460	8	2007	3	1613	N	N	6702 ALONZO AVE NW
11	305270	0461	6/1/07	\$519,950	\$448,000	1460	8	2007	3	1834	N	N	6700 ALONZO AVE NW
11	305270	0473	5/26/07	\$519,950	\$448,000	1460	8	2007	3	1840	N	N	6701 14TH AVE NW
11	305270	0472	7/30/07	\$519,950	\$447,000	1460	8	2007	3	1614	N	N	6703 14TH AVE NW
11	305270	0473	11/19/08	\$450,000	\$440,000	1460	8	2007	3	1840	N	N	6701 14TH AVE NW
11	305270	0438	5/8/08	\$440,000	\$396,000	1460	8	2005	3	1375	N	N	6714 B ALONZO AVE NW
11	292270	1600	12/15/08	\$500,000	\$495,000	1490	8	1930	3	3760	N	N	7734 9TH AVE NW
11	305270	0431	3/19/07	\$469,950	\$409,000	1500	8	2006	3	1482	N	N	6720 A ALONZO AVE NW
11	305270	0432	3/20/07	\$455,000	\$396,000	1500	8	2006	3	1290	N	N	6720 B ALONZO AVE NW
11	046100	4975	10/9/08	\$597,000	\$572,000	1510	8	1930	3	4500	N	N	7060 10TH AVE NW
11	046100	0545	2/12/08	\$619,000	\$543,000	1550	8	1929	3	4000	N	N	7342 9TH AVE NW
11	937630	0695	8/28/08	\$425,000	\$399,000	1560	8	1985	3	2500	N	N	8013 11TH AVE NW
11	937630	0695	12/21/07	\$446,000	\$387,000	1560	8	1985	3	2500	N	N	8013 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	287710	0196	5/20/08	\$780,000	\$704,000	1570	8	1920	5	4000	N	N	6524 PALATINE AVE N
11	751900	1069	1/10/07	\$439,950	\$389,000	1600	8	2006	3	1587	N	N	7908 6TH AVE NW
11	751900	1068	2/7/07	\$439,950	\$386,000	1600	8	2006	3	1431	N	N	7910 6TH AVE NW
11	292270	0541	10/24/08	\$395,000	\$381,000	1610	8	2008	3	1477	N	N	8325 B 8TH AVE NW
11	292270	0542	12/18/08	\$365,000	\$362,000	1610	8	2008	3	1475	N	N	8327 8TH AVE NW
11	164650	2620	8/4/08	\$750,000	\$697,000	1630	8	2008	3	4429	N	N	145 NW 76TH ST
11	305270	0430	4/26/07	\$534,950	\$463,000	1640	8	2006	3	1605	N	N	6718 ALONZO AVE NW
11	046100	5575	6/27/07	\$520,000	\$447,000	1710	8	1929	3	3000	N	N	815 NW 73RD ST
11	287710	3596	7/2/08	\$625,000	\$573,000	1800	8	1929	5	4500	N	N	6706 SYCAMORE AVE NW
11	287710	2580	7/25/07	\$625,000	\$537,000	1820	8	1928	4	5000	N	N	6732 5TH AVE NW
11	751900	1065	3/26/07	\$489,950	\$426,000	1840	8	2006	3	2172	N	N	7906 6TH AVE NW
11	287710	1110	12/13/07	\$597,000	\$518,000	1960	8	1912	5	5000	N	N	6550 3RD AVE NW
11	287710	1330	4/28/08	\$769,000	\$689,000	2540	8	1978	4	4200	N	N	6557 3RD AVE NW
11	162380	0130	1/8/07	\$431,164	\$381,000	840	9	2007	3	789	N	N	603 B NW 75TH ST
11	162380	0129	3/2/07	\$415,000	\$362,000	840	9	2007	3	1013	N	N	605 A NW 75TH ST
11	162380	0131	4/3/07	\$440,165	\$382,000	880	9	2007	3	977	N	N	601 C NW 75TH ST
11	162380	0133	4/30/07	\$541,622	\$468,000	1260	9	2007	3	1359	N	N	7415 6TH AVE NW
11	162380	0132	4/16/07	\$529,990	\$459,000	1270	9	2007	3	1849	N	N	7413 D 6TH AVE NW
11	046100	2065	6/10/08	\$865,000	\$787,000	1590	9	1945	3	5000	N	N	7347 14TH AVE NW
11	046100	1444	7/10/07	\$833,000	\$716,000	2170	9	2006	3	3009	N	N	7336 12TH AVE NW
11	424040	0110	3/16/07	\$877,850	\$764,000	2220	9	2006	3	4054	N	N	1211 NW 77TH ST
11	164650	2065	8/17/07	\$1,100,000	\$945,000	2390	9	2007	3	6180	N	N	115 NW 78TH ST
11	291970	0910	2/5/07	\$749,950	\$658,000	2400	9	2006	3	3840	N	N	623 NW 82ND ST
11	046100	4042	6/1/07	\$775,000	\$668,000	2530	9	2006	3	2998	N	N	7024 13TH AVE NW
11	288010	0160	12/15/08	\$829,000	\$821,000	2550	9	2007	3	3752	N	N	6709 7TH AVE NW
11	046100	4040	2/1/07	\$849,950	\$747,000	2590	9	2006	3	5039	N	N	7028 13TH AVE NW
11	530910	0936	6/25/07	\$929,895	\$800,000	2650	9	2007	3	4280	N	N	6516 11TH AVE NW
11	046100	4840	9/19/08	\$875,000	\$830,000	2670	9	2007	3	4500	N	N	7008 10TH AVE NW
11	046100	5075	3/20/07	\$885,000	\$770,000	2900	9	2006	3	5000	N	N	7023 DIBBLE AVE NW
11	230140	0750	7/25/08	\$1,189,000	\$1,100,000	3000	9	2007	3	5000	Y	N	7018 1ST AVE NW
11	937630	2145	4/23/07	\$985,000	\$852,000	3140	9	2005	3	6500	N	N	8038 10TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	164650	2490	7/28/08	\$1,052,000	\$975,000	3180	9	2007	3	6180	N	N	128 NW 75TH ST
11	287710	4230	8/12/08	\$1,195,000	\$1,114,000	2420	10	2002	3	4600	N	N	7015 1ST AVE NW
11	287710	4230	7/5/07	\$1,285,000	\$1,104,000	2420	10	2002	3	4600	N	N	7015 1ST AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	017000	0110	8/28/07	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	045200	0290	11/14/07	\$370,000	OBSOLESCENCE>0
2	045200	0565	4/4/07	\$621,000	OBSOLESCENCE>0
2	045200	0600	9/19/07	\$450,000	TEARDOWN
2	045200	0610	9/19/07	\$450,000	TEARDOWN
2	045200	1770	8/26/08	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	047500	0176	1/10/07	\$384,999	DIAGNOSTIC OUTLIER
2	047500	0177	2/7/07	\$389,000	DIAGNOSTIC OUTLIER
2	047500	0300	10/26/07	\$383,200	NO MARKET EXPOSURE
2	047500	1290	6/3/08	\$599,950	DIAGNOSTIC OUTLIER
2	047500	1360	10/9/08	\$290,000	DIAGNOSTIC OUTLIER
2	047500	1395	5/8/08	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	122503	9033	3/28/07	\$530,000	OBSOLESCENCE>0
2	122503	9039	2/8/08	\$428,000	DIAGNOSTIC OUTLIER
2	122503	9060	3/23/07	\$434,950	DIAGNOSTIC OUTLIER
2	122503	9061	4/10/07	\$429,950	DIAGNOSTIC OUTLIER
2	122503	9065	12/28/07	\$410,000	DIAGNOSTIC OUTLIER
2	198220	0140	9/12/07	\$775,000	DIAGNOSTIC OUTLIER
2	198220	0250	10/3/07	\$391,950	MORE THAN 1 IMP
2	198220	0295	11/6/07	\$570,000	DATA DOES NOT MATCH SALE
2	198220	0850	10/9/08	\$401,000	DATA DOES NOT MATCH SALE
2	198220	1375	8/30/07	\$384,950	MORE THAN 1 IMP
2	198220	1590	11/21/08	\$355,000	OBSOLESCENCE>0
2	198220	1600	7/21/08	\$363,000	OBSOLESCENCE>0
2	251600	0270	7/18/08	\$446,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276770	4895	3/13/07	\$298,000	NO MARKET EXPOSURE
2	276770	4950	10/20/07	\$198,904	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276770	5010	7/9/07	\$587,000	RELOCATION - SALE TO SERVICE
2	276780	0055	9/13/07	\$510,000	MORE THAN 1 IMP
2	276780	0070	7/25/08	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276790	0040	3/26/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276790	0120	2/15/07	\$602,000	DIAGNOSTIC OUTLIER
2	276790	0190	3/31/08	\$320,000	TEARDOWN
2	276800	0420	3/28/08	\$300,000	QUIT CLAIM DEED
2	276810	0205	2/15/07	\$625,000	OBSOLESCENCE>0
2	276810	0210	9/29/08	\$475,000	PERCENT COMPLETE<100
2	276810	0215	11/19/08	\$475,000	PERCENT COMPLETE<100
2	276810	0640	3/8/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276830	0715	4/11/07	\$550,000	PREVIOUS IMP VALUE<=25,000
2	276830	1214	5/27/08	\$590,000	PREVIOUS IMP VALUE<=25,000
2	276830	1245	1/30/07	\$500,000	TEARDOWN
2	276830	1250	7/7/08	\$480,000	OBSOLESCENCE>0
2	276830	1280	7/29/08	\$517,500	TEARDOWN
2	276830	1280	12/6/07	\$517,500	TEARDOWN
2	276830	1280	10/5/07	\$480,000	TEARDOWN

**Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276830	1530	5/25/07	\$375,000	TEARDOWN
2	276830	1545	12/11/08	\$325,000	PARTIAL INTEREST
2	276830	2140	6/28/07	\$425,000	PREVIOUS IMP VALUE<=25,000
2	276960	0330	6/14/07	\$481,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276960	0690	8/15/08	\$285,845	DIAGNOSTIC OUTLIER
2	276960	1095	6/3/08	\$640,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	276960	1095	3/6/08	\$801,412	EXEMPT FROM EXCISE TAX
2	276960	1860	3/15/07	\$575,000	TEARDOWN
2	276960	2580	11/23/08	\$545,000	PERCENT COMPLETE<100
2	301930	0125	11/9/07	\$1,175,000	PREVIOUS IMP VALUE<=25,000
2	930730	0090	2/12/08	\$201,500	QUIT CLAIM DEED
2	930730	0235	7/12/07	\$350,000	DIAGNOSTIC OUTLIER
11	045800	0240	10/19/07	\$795,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	046100	1475	7/10/08	\$699,950	ACTIVE PERMIT BEFORE SALE>25,000
11	046100	1585	7/28/08	\$618,000	DATA DOES NOT MATCH SALE
11	046100	1725	8/31/07	\$530,000	UNFINISHED AREA>0
11	046100	1725	2/14/07	\$485,000	UNFINISHED AREA>0
11	046100	2860	10/22/08	\$200,000	DOR RATIO
11	046100	2920	8/28/07	\$452,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	046100	3135	2/1/08	\$400,000	TEARDOWN
11	046100	4465	12/1/07	\$65,105	PARTIAL INTEREST
11	046100	5110	10/1/08	\$470,000	DIAGNOSTIC OUTLIER
11	046100	5405	3/21/07	\$365,000	1031 TRADE
11	162330	0195	9/28/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	164650	0640	7/22/08	\$1,025,000	MORE THAN 1 IMP
11	164650	0640	6/6/07	\$680,000	MORE THAN 1 IMP
11	164650	0800	12/1/08	\$395,000	SEGREGATION AND/OR MERGER
11	164650	2265	10/30/08	\$260,000	DIAGNOSTIC OUTLIER
11	200170	0050	9/11/07	\$300,000	QUIT CLAIM DEED
11	202870	0360	10/23/07	\$630,500	DIAGNOSTIC OUTLIER
11	202870	0360	10/23/07	\$630,500	RELOCATION - SALE TO SERVICE
11	202870	1000	7/10/07	\$531,000	DATA DOES NOT MATCH SALE
11	202870	1086	8/22/08	\$222,252	PARTIAL INTEREST
11	230140	0120	3/4/08	\$1,075,000	ACTIVE PERMIT BEFORE SALE>25,000
11	230140	0275	4/9/07	\$535,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	230140	0345	12/24/07	\$430,000	DIAGNOSTIC OUTLIER
11	230140	0470	8/19/08	\$499,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	230140	0550	9/7/07	\$885,000	DATA DOES NOT MATCH SALE
11	287710	1026	6/4/08	\$194,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	1445	4/10/08	\$505,000	DIAGNOSTIC OUTLIER
11	287710	1445	8/9/07	\$405,652	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	287710	1595	9/5/07	\$327,000	DIAGNOSTIC OUTLIER
11	287710	1786	9/17/07	\$565,000	RELOCATION - SALE TO SERVICE
11	287710	2365	11/24/08	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	287710	2476	7/12/07	\$359,000	UNFINISHED AREA>0

**Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	287710	3745	3/13/07	\$923,600	UNFINISHED AREA>0
11	287710	4205	12/17/07	\$531,000	DIAGNOSTIC OUTLIER
11	287710	4220	4/10/07	\$510,000	TEARDOWN
11	287710	4230	4/25/08	\$1,190,000	RELOCATION - SALE TO SERVICE
11	288010	0140	10/29/08	\$350,500	ACTIVE PERMIT BEFORE SALE>25,000
11	288010	0140	5/30/07	\$670,000	TEARDOWN
11	288010	0175	9/8/08	\$364,250	DIAGNOSTIC OUTLIER
11	288010	0290	6/6/08	\$260,000	DIAGNOSTIC OUTLIER
11	288010	0290	7/31/08	\$300,000	DIAGNOSTIC OUTLIER
11	288010	1020	6/5/07	\$615,000	CHANGE OF USE
11	288010	1085	12/18/07	\$410,000	QUIT CLAIM DEED
11	291920	0085	4/10/08	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291920	0295	7/24/07	\$448,591	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291920	1335	9/12/07	\$335,000	TEARDOWN
11	291970	0235	3/3/08	\$545,000	UNFINISHED AREA>0
11	291970	0260	11/7/08	\$374,500	DATA DOES NOT MATCH SALE
11	291970	0260	7/14/08	\$412,500	SEGREGATION AND/OR MERGER
11	291970	1000	5/2/07	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291970	1095	9/23/08	\$360,000	DIAGNOSTIC OUTLIER
11	291970	2659	7/13/07	\$350,000	DIAGNOSTIC OUTLIER
11	292270	0500	6/13/07	\$162,334	PARTIAL INTEREST
11	292270	1965	12/7/07	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	292270	2430	9/25/08	\$582,500	DIAGNOSTIC OUTLIER
11	305270	0158	6/7/07	\$99,311	RELATED PARTY, FRIEND, OR NEIGHBOR
11	305270	0235	2/5/08	\$419,000	PERCENT COMPLETE<100
11	305270	0245	11/6/07	\$640,000	OBSOLESCENCE>0
11	305270	0340	7/7/08	\$467,500	PERCENT COMPLETE<100
11	305270	0450	3/27/08	\$675,000	PERCENT COMPLETE<100
11	305270	0451	5/9/08	\$475,000	PERCENT COMPLETE<100
11	305270	0452	10/11/07	\$485,500	PERCENT COMPLETE<100
11	305270	0510	11/26/07	\$600,000	TEARDOWN
11	305270	0605	12/14/07	\$430,000	PERCENT COMPLETE<100
11	305270	0606	10/17/07	\$379,500	PERCENT COMPLETE<100
11	305270	0607	2/15/08	\$359,950	PERCENT COMPLETE<100
11	305270	0610	6/16/08	\$714,300	OBSOLESCENCE>0
11	305270	0855	2/7/08	\$499,950	UNFINISHED AREA>0
11	305270	0980	9/11/07	\$485,000	UNFINISHED AREA>0
11	349130	0007	7/19/07	\$257,782	PARTIAL INTEREST
11	349130	0250	2/12/08	\$167,974	DOR RATIO
11	530910	0370	3/14/08	\$500,000	RELOCATION - SALE TO SERVICE
11	530910	0715	7/16/08	\$575,000	ACTIVE PERMIT BEFORE SALE>25,000
11	530910	0840	1/11/07	\$270,000	DIAGNOSTIC OUTLIER
11	530910	1200	5/25/07	\$108,745	RELATED PARTY, FRIEND, OR NEIGHBOR
11	732190	0035	11/1/07	\$226,000	QUIT CLAIM DEED
11	751900	0365	1/4/07	\$207,000	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	751900	0760	10/27/08	\$359,950	ACTIVE PERMIT BEFORE SALE>25,000
11	751900	0920	10/14/08	\$200,000	DOR RATIO
11	751900	1320	7/23/08	\$410,000	UNFINISHED AREA>0
11	751900	2590	4/19/07	\$379,500	TEARDOWN
11	758970	0011	8/23/08	\$640,000	DIAGNOSTIC OUTLIER
11	937630	0060	5/18/07	\$655,000	DATA DOES NOT MATCH SALE
11	937630	0850	2/23/07	\$1,216,000	TEARDOWN
11	937630	1110	10/24/07	\$458,000	TEARDOWN
11	937630	1900	6/25/07	\$325,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 82***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
11	291970	0255	7/14/08	\$140,000	2834	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 82***

No vacant sales were removed.

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.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

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