

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Haller Lake/Licton Springs / 6

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 296

Range of Sale Dates: 1/1/2008 - 1/1/2010

| Sales – Average Improved Valuation Change Summary |           |           |           |              |       |       |
|---|-----------|-----------|-----------|--------------|-------|-------|
|   | Land      | Imps      | Total     | Sale Price** | Ratio | COV*  |
| <b>2009 Value</b>                                 | \$118,200 | \$201,000 | \$319,200 |              |       |       |
| <b>2010 Value</b>                                 | \$118,200 | \$194,100 | \$312,300 | \$339,800    | 91.9% | 9.60% |
| <b>Change</b>                                     | \$0       | -\$6,900  | -\$6,900  |              |       |       |
| <b>% Change</b>                                   | 0.0%      | -3.4%     | -2.2%     |              |       |       |

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

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2009 Value</b>                     | \$143,100 | \$179,200 | \$322,300 |
| <b>2010 Value</b>                     | \$143,100 | \$174,400 | \$317,500 |
| <b>Percent Change</b>                 | 0.0%      | -2.7%     | -1.5%     |

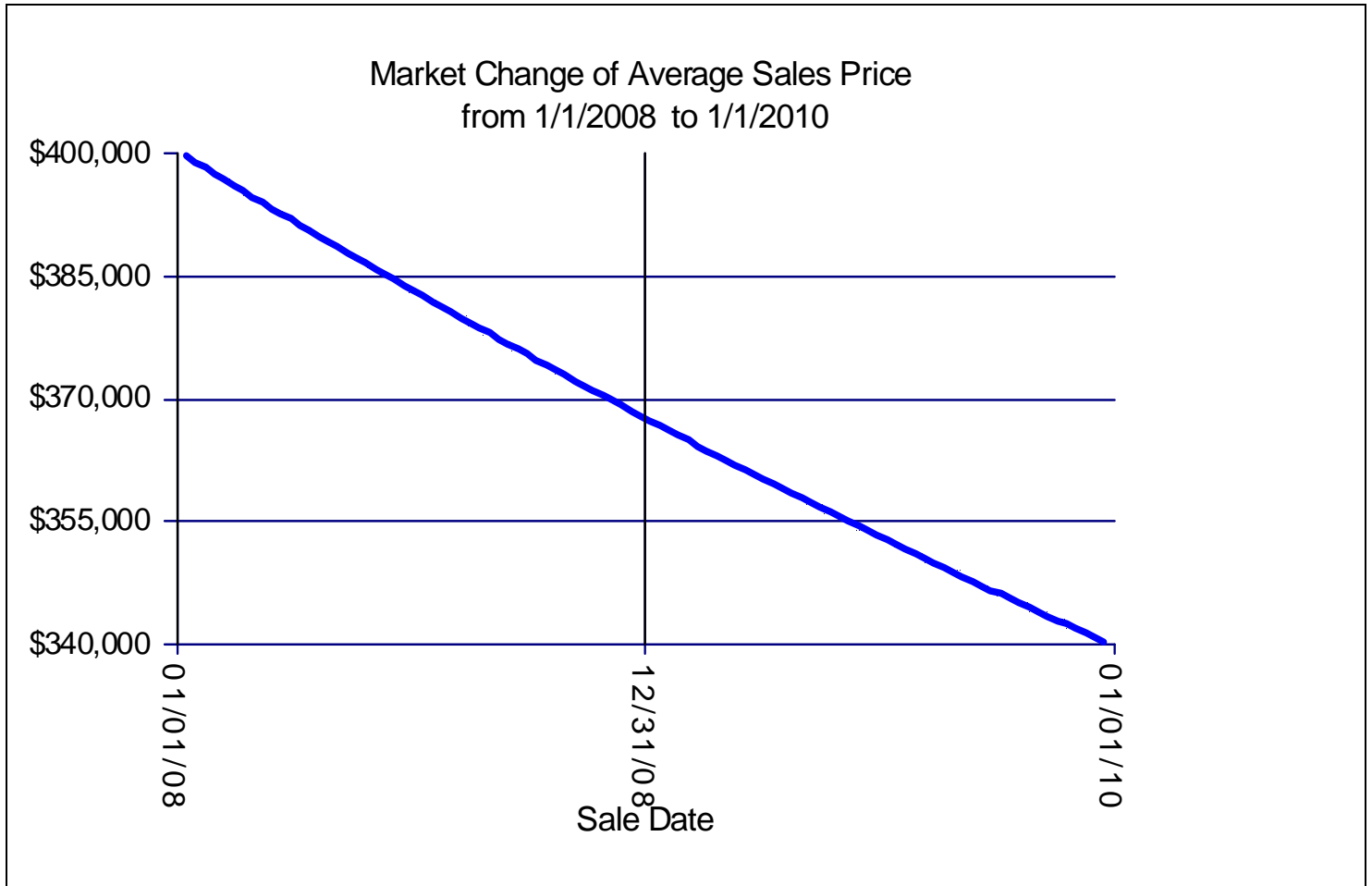
Number of one to three unit residences in the Population: 4001

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristics needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Newer Townhouse parcels (built 1990 or later) and parcels in Sub Areas 2 and 3 (not including Newer Townhouses) had higher assessment ratios than others and their values were adjusted downward. The remaining parcels required no change to value.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

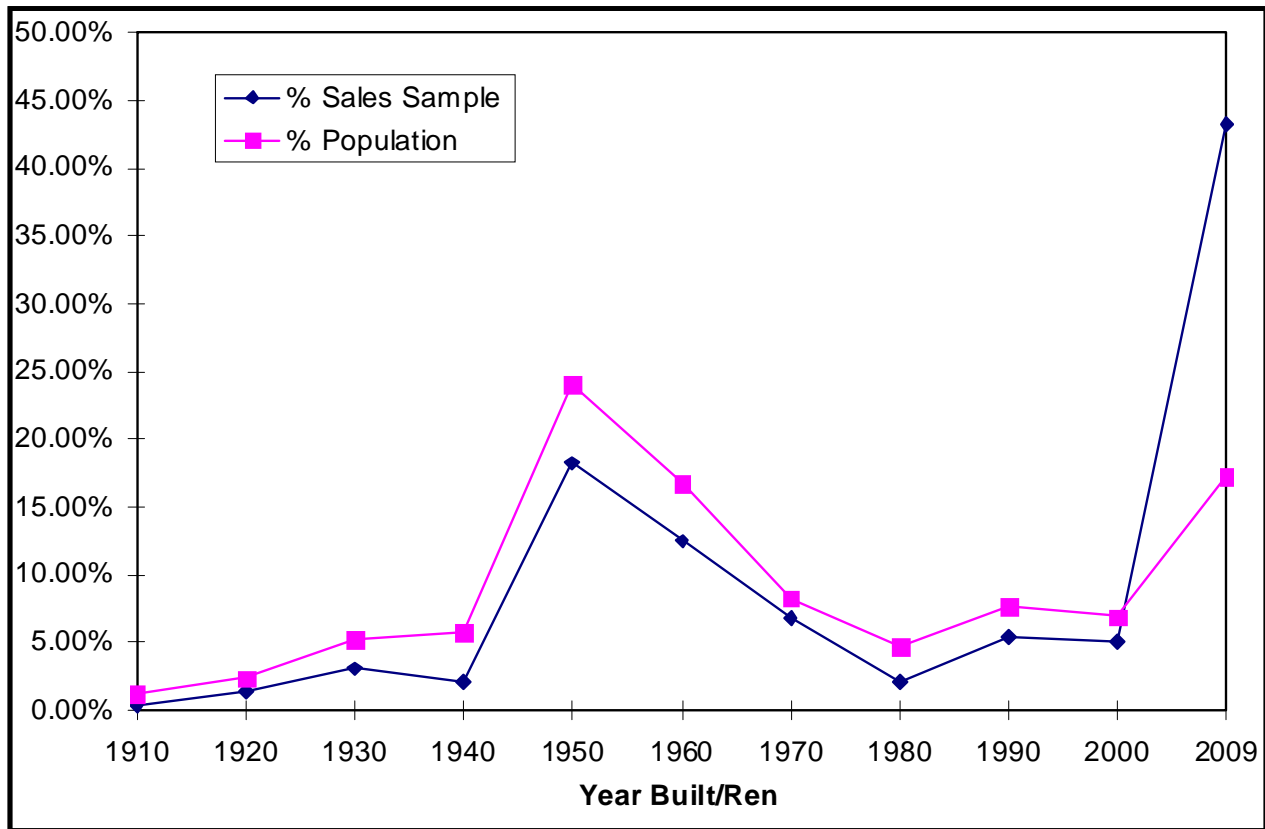
**Market Change of Average Sale Price in Area 6  
From 1/1/08 to 1/1/10**



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

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 1         | 0.34%          |
| 1920           | 4         | 1.35%          |
| 1930           | 9         | 3.04%          |
| 1940           | 6         | 2.03%          |
| 1950           | 54        | 18.24%         |
| 1960           | 37        | 12.50%         |
| 1970           | 20        | 6.76%          |
| 1980           | 6         | 2.03%          |
| 1990           | 16        | 5.41%          |
| 2000           | 15        | 5.07%          |
| 2009           | 128       | 43.24%         |
|                | 296       |                |

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 47        | 1.17%        |
| 1920           | 95        | 2.37%        |
| 1930           | 207       | 5.17%        |
| 1940           | 229       | 5.72%        |
| 1950           | 963       | 24.07%       |
| 1960           | 670       | 16.75%       |
| 1970           | 329       | 8.22%        |
| 1980           | 187       | 4.67%        |
| 1990           | 307       | 7.67%        |
| 2000           | 275       | 6.87%        |
| 2009           | 692       | 17.30%       |
|                | 4001      |              |

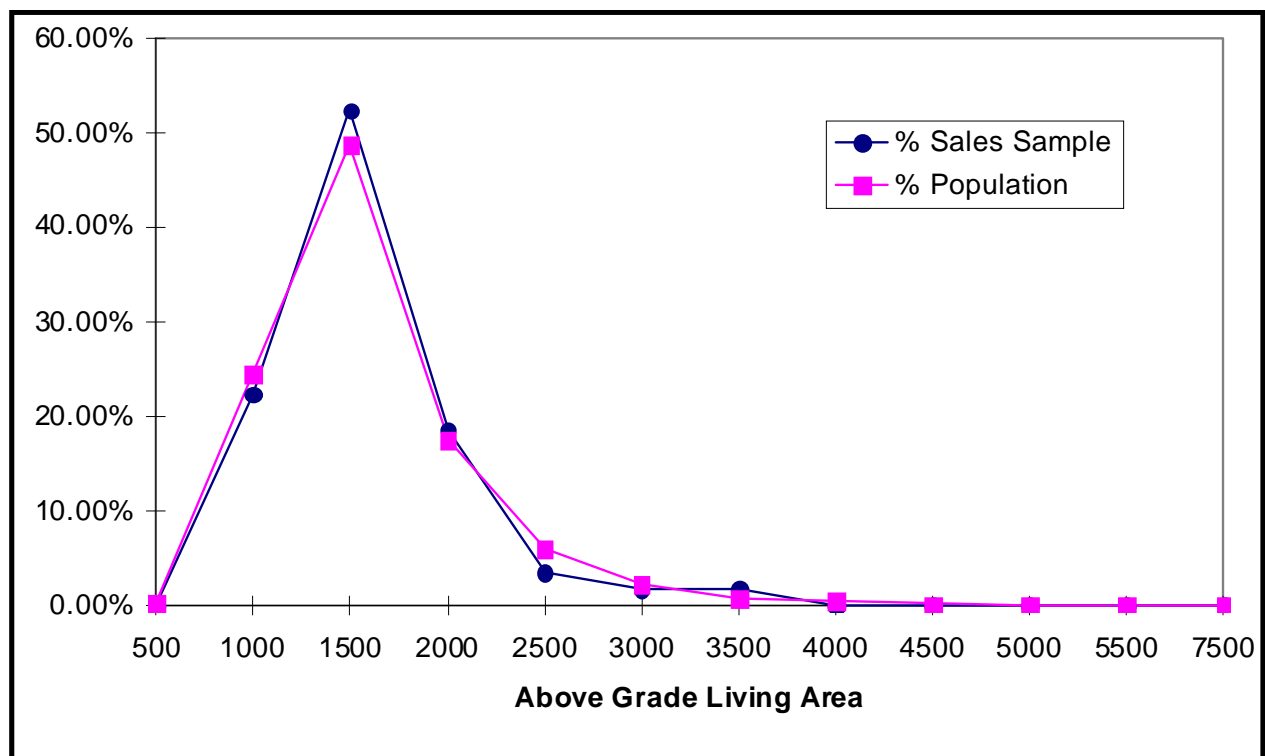


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the model building process.

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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 66        | 22.30%         |
| 1500                | 155       | 52.36%         |
| 2000                | 55        | 18.58%         |
| 2500                | 10        | 3.38%          |
| 3000                | 5         | 1.69%          |
| 3500                | 5         | 1.69%          |
| 4000                | 0         | 0.00%          |
| 4500                | 0         | 0.00%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
|                     | 296       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 6         | 0.15%        |
| 1000              | 978       | 24.44%       |
| 1500              | 1948      | 48.69%       |
| 2000              | 697       | 17.42%       |
| 2500              | 239       | 5.97%        |
| 3000              | 85        | 2.12%        |
| 3500              | 29        | 0.72%        |
| 4000              | 15        | 0.37%        |
| 4500              | 4         | 0.10%        |
| 5000              | 0         | 0.00%        |
| 5500              | 0         | 0.00%        |
| 7500              | 0         | 0.00%        |
|                   | 4001      |              |

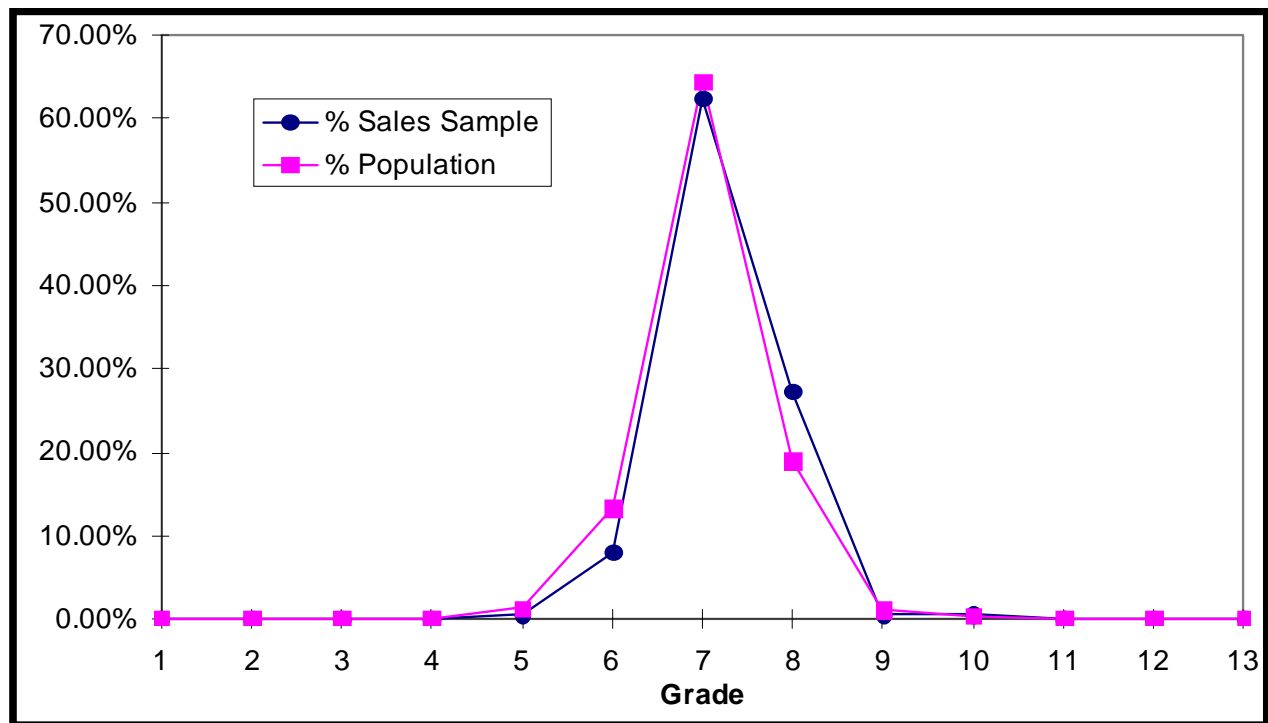


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

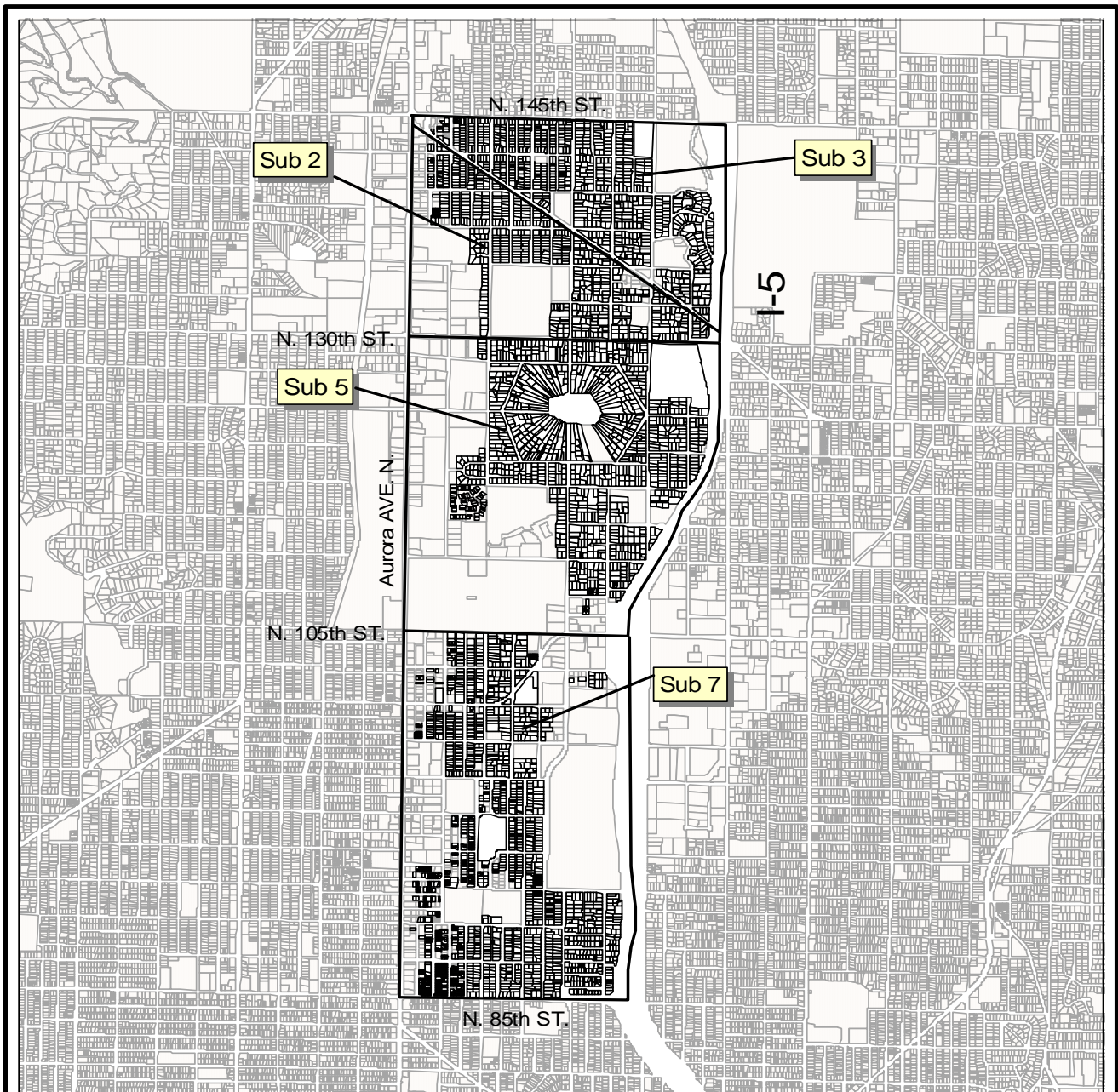
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 2         | 0.68%          |
| 6            | 24        | 8.11%          |
| 7            | 185       | 62.50%         |
| 8            | 81        | 27.36%         |
| 9            | 2         | 0.68%          |
| 10           | 2         | 0.68%          |
| 11           | 0         | 0.00%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
| 296          |           |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 2         | 0.05%        |
| 5          | 55        | 1.37%        |
| 6          | 535       | 13.37%       |
| 7          | 2583      | 64.56%       |
| 8          | 762       | 19.05%       |
| 9          | 46        | 1.15%        |
| 10         | 17        | 0.42%        |
| 11         | 1         | 0.02%        |
| 12         | 0         | 0.00%        |
| 13         | 0         | 0.00%        |
| 4001       |           |              |



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

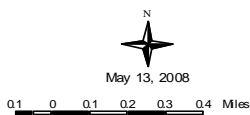
## Area Map



## Area 6 Sub Area Map

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Department of Assessments



# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: May 18, 2010***

## ***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 1/1/2008 through 1/1/2010 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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***

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

**2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.**

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristics needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Newer Townhouse parcels (built 1990 or later) and parcels in Sub Areas 2 and 3 (not including Newer Townhouses) had higher assessment ratios than others and their values were adjusted downward. The remaining parcels required no change to value.

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 296 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010.

The adjustment formula for Newer Townhouse parcels is:

**2010 Total Value = 2009 Total Value x 0.96**

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

The adjustment formula for parcels in Sub Areas 2 and 3 (not including Newer Townhouses) is:

**2010 Total Value = 2009 Total Value x 0.97**

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

The adjustment formula for other parcels is:

**2010 Total Value = 2009 Total Value x 1.00**

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.



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

### **Exceptions:**

- \*If multiple houses exist on a parcel, the - 2.2% Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) \* 0.978.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the - 2.2% Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \* 0.978.
- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If improvements and accessories  $\leq$  \$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 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of - 1.5%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

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

## Area 6 Annual Update Model Adjustments

**2010 Total Value = 2009 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 0.925.

### Standard Area Adjustment

0.00%

**Sub Area 2 or 3, Not  
Including Newer  
Townhouses**

**Yes**

% Adjustment -3.00%

**Newer Townhouses  
(built 1990 or later)**

**Yes**

% Adjustment -4.00%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Areas 2 or 3 (not including newer townhouses) would *approximately* receive a -3.00% downward adjustment. 1252 parcels in the improved population would receive this adjustment. There were 67 sales.

A parcel with a Newer Townhouse (built 1990 or later) would approximately receive a -4.00% downward adjustment. 660 parcels in the improved population would receive this adjustment. There were 113 sales.

No parcels would receive multiple variable adjustments.

Generally Sub Areas 2 and 3, and Newer Townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

52% of the population of 1 to 3 Unit Residences in the area received no adjustment.

**Area 6 Sale Price changes** (Relative to 1/1/2010 valuation date.)

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

| <b>Market Adjustment to 1/1/2010</b> |                                 |                    |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date                            | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2008                             | 0.848                           | -15.2%             |
| 2/1/2008                             | 0.855                           | -14.5%             |
| 3/1/2008                             | 0.861                           | -13.9%             |
| 4/1/2008                             | 0.867                           | -13.3%             |
| 5/1/2008                             | 0.874                           | -12.6%             |
| 6/1/2008                             | 0.880                           | -12.0%             |
| 7/1/2008                             | 0.886                           | -11.4%             |
| 8/1/2008                             | 0.893                           | -10.7%             |
| 9/1/2008                             | 0.899                           | -10.1%             |
| 10/1/2008                            | 0.905                           | -9.5%              |
| 11/1/2008                            | 0.912                           | -8.8%              |
| 12/1/2008                            | 0.918                           | -8.2%              |
| 1/1/2009                             | 0.924                           | -7.6%              |
| 2/1/2009                             | 0.931                           | -6.9%              |
| 3/1/2009                             | 0.937                           | -6.3%              |
| 4/1/2009                             | 0.943                           | -5.7%              |
| 5/1/2009                             | 0.949                           | -5.1%              |
| 6/1/2009                             | 0.956                           | -4.4%              |
| 7/1/2009                             | 0.962                           | -3.8%              |
| 8/1/2009                             | 0.968                           | -3.2%              |
| 9/1/2009                             | 0.975                           | -2.5%              |
| 10/1/2009                            | 0.981                           | -1.9%              |
| 11/1/2009                            | 0.987                           | -1.3%              |
| 12/1/2009                            | 0.994                           | -0.6%              |
| 1/1/2010                             | 1.000                           | 0.0%               |

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

| <b>Example:</b> | <b>Sales Price</b> | <b>Sales Date</b> | <b>Adjustment factor</b> | <b>Adjusted Sales price*</b> |
|-----------------|--------------------|-------------------|--------------------------|------------------------------|
| Sale 1          | \$525,000          | 4/1/2008          | 0.867                    | \$455,000                    |
| Sale 2          | \$475,000          | 10/1/2009         | 0.981                    | \$466,000                    |
| Sale 3          | \$515,000          | 7/1/2009          | 0.962                    | \$495,000                    |

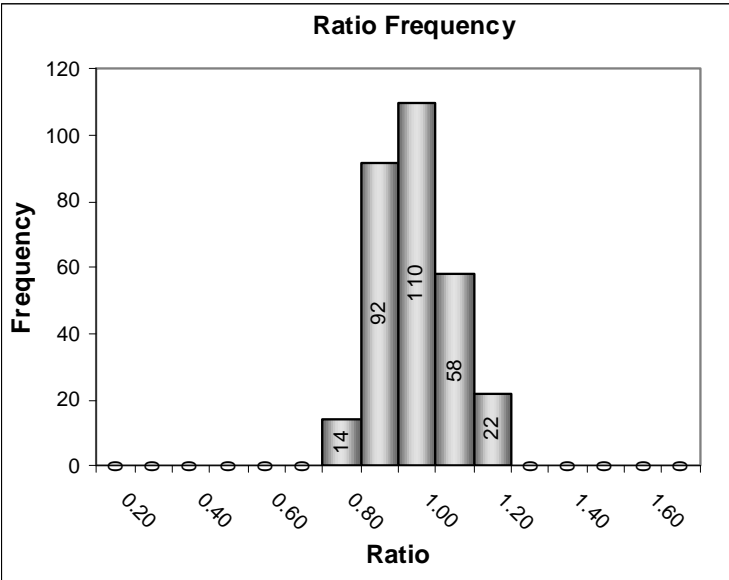
\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 6 is = (0.9192366 + 0.0001959251 \* SaleDay + 0.04623707 \* 0.3851351 + 0.03318014 \* 0.2331081) / ( 0.9192366 + 0.04623707 \* 0.3851351 + 0.03318014 \* 0.2331081)

SaleDay = SaleDate – 40179

# Annual Update Ratio Study Report (Before)

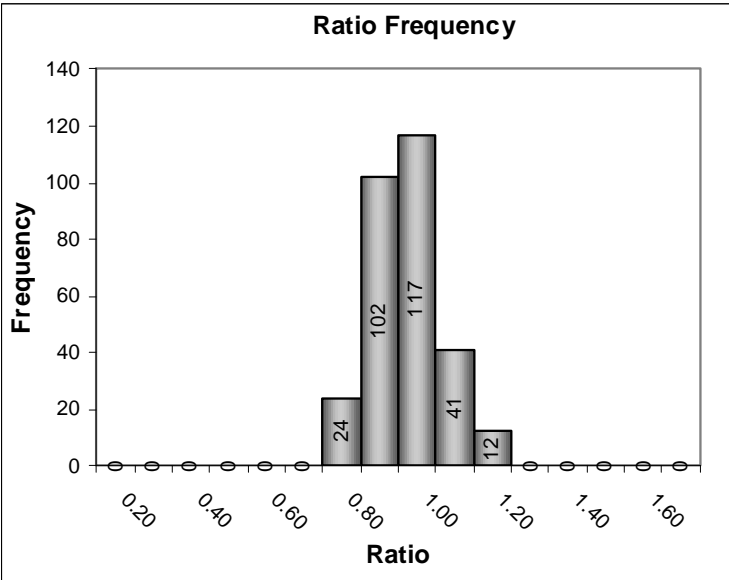
## 2009 Assessments

| District/Team:<br>NW / Team 4          | Appr. Date:<br>1/1/2009 | Date of Report:<br>5/18/2010   | Sales Dates:<br>1/2008 - 12/2009 |           |           |           |    |           |    |           |     |           |    |           |    |
|--|-------------------------|--|----------------------------------|-----------|-----------|-----------|----|-----------|----|-----------|-----|-----------|----|-----------|----|
| Area<br>Haller Lake/Licton Springs / 6 | Appr ID:<br>DJOH        | Property Type:<br>1 to 3 Unit Residences   | Adjusted for time?:<br>YES       |           |           |           |    |           |    |           |     |           |    |           |    |
| SAMPLE STATISTICS                      |                         |  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 6. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 120 in increments of 20. The histogram has five bars with the following frequencies: 14 for the 0.70-0.80 bin, 92 for the 0.80-0.90 bin, 110 for the 0.90-1.00 bin, 58 for the 1.00-1.10 bin, and 22 for the 1.10-1.20 bin. There are no bars for the 0.60-0.70, 1.20-1.30, 1.30-1.40, and 1.40-1.50 bins.</p> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>14</td></tr><tr><td>0.80-0.90</td><td>92</td></tr><tr><td>0.90-1.00</td><td>110</td></tr><tr><td>1.00-1.10</td><td>58</td></tr><tr><td>1.10-1.20</td><td>22</td></tr></tbody></table> |                                  | Ratio Bin | Frequency | 0.70-0.80 | 14 | 0.80-0.90 | 92 | 0.90-1.00 | 110 | 1.00-1.10 | 58 | 1.10-1.20 | 22 |
| Ratio Bin                              | Frequency               |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 0.70-0.80                              | 14                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 0.80-0.90                              | 92                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 0.90-1.00                              | 110                     |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 1.00-1.10                              | 58                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 1.10-1.20                              | 22                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Sample size (n)                        | 296                     |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Mean Assessed Value                    | 319,200                 |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Mean Adj. Sales Price                  | 339,800                 |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation AV                  | 83,905                  |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation SP                  | 91,426                  |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| ASSESSMENT LEVEL                       |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Arithmetic Mean Ratio                  | 0.945                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Median Ratio                           | 0.941                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Weighted Mean Ratio                    | 0.939                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| UNIFORMITY                             |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Lowest ratio                           | 0.728                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Highest ratio:                         | 1.168                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Coefficient of Dispersion              | 8.18%                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation                     | 0.093                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Coefficient of Variation               | 9.89%                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Price Related Differential (PRD)       | 1.006                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| RELIABILITY                            |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 95% Confidence: Median                 |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Lower limit                            | 0.924                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Upper limit                            | 0.958                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| 95% Confidence: Mean                   |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Lower limit                            | 0.934                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Upper limit                            | 0.956                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| SAMPLE SIZE EVALUATION                 |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| N (population size)                    | 4001                    |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| B (acceptable error - in decimal)      | 0.05                    |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| S (estimated from this sample)         | 0.093                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Recommended minimum:                   | 14                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Actual sample size:                    | 296                     |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Conclusion:                            | OK                      |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| NORMALITY                              |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Binomial Test                          |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| # ratios below mean:                   | 153                     |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| # ratios above mean:                   | 143                     |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| z:                                     | 0.581                   |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| Conclusion:                            | Normal*                 |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |
| *i.e. no evidence of non-normality     |                         |  |                                  |           |           |           |    |           |    |           |     |           |    |           |    |

**COMMENTS:**  
  
1 to 3 Unit Residences throughout area 6  
  
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

# Annual Update Ratio Study Report (After)

## 2010 Assessments

|  |                         |   |                                  |
|--|-------------------------|---|----------------------------------|
| District/Team:<br>NW / Team 4          | Appr. Date:<br>1/1/2010 | Date of Report:<br>5/26/2010  | Sales Dates:<br>1/2008 - 12/2009 |
| Area<br>Haller Lake/Licton Springs / 6 | Appr ID:<br>DJOH        | Property Type:<br>1 to 3 Unit Residences  | Adjusted for time?:<br>YES       |
| SAMPLE STATISTICS                      |                         |  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 140 with increments of 20. The histogram has five bars with the following frequencies: 24 for the 0.70-0.80 bin, 102 for the 0.80-0.90 bin, 117 for the 0.90-1.00 bin, 41 for the 1.00-1.10 bin, and 12 for the 1.10-1.20 bin. All other bins have a frequency of 0.</p> |                                  |
| Sample size (n)                        | 296                     |   |                                  |
| Mean Assessed Value                    | 312,300                 |   |                                  |
| Mean Sales Price                       | 339,800                 |   |                                  |
| Standard Deviation AV                  | 85,371                  |   |                                  |
| Standard Deviation SP                  | 91,426                  |   |                                  |
| ASSESSMENT LEVEL                       |                         |   |                                  |
| Arithmetic Mean Ratio                  | 0.923                   |   |                                  |
| Median Ratio                           | 0.917                   |   |                                  |
| Weighted Mean Ratio                    | 0.919                   |   |                                  |
| UNIFORMITY                             |                         | <b>COMMENTS:</b><br><br>1 to 3 Unit Residences throughout area 6<br><br>Uniformity has improved by application of the recommended values.<br><br>Sales Prices are adjusted for time to the Assesment Date of 1/1/2010   |                                  |
| Lowest ratio                           | 0.719                   |   |                                  |
| Highest ratio:                         | 1.129                   |   |                                  |
| Coefficient of Dispersion              | 7.98%                   |   |                                  |
| Standard Deviation                     | 0.089                   |   |                                  |
| Coefficient of Variation               | 9.60%                   |   |                                  |
| Price Related Differential (PRD)       | 1.004                   |   |                                  |
| RELIABILITY                            |                         |   |                                  |
| 95% Confidence: Median                 |                         |   |                                  |
| Lower limit                            | 0.901                   |   |                                  |
| Upper limit                            | 0.931                   |   |                                  |
| 95% Confidence: Mean                   |                         |   |                                  |
| Lower limit                            | 0.912                   |   |                                  |
| Upper limit                            | 0.933                   |   |                                  |
| SAMPLE SIZE EVALUATION                 |                         |   |                                  |
| N (population size)                    | 4001                    |   |                                  |
| B (acceptable error - in decimal)      | 0.05                    |   |                                  |
| S (estimated from this sample)         | 0.089                   |   |                                  |
| Recommended minimum:                   | 13                      |   |                                  |
| Actual sample size:                    | 296                     |   |                                  |
| Conclusion:                            | OK                      |   |                                  |
| NORMALITY                              |                         |   |                                  |
| Binomial Test                          |                         |   |                                  |
| # ratios below mean:                   | 154                     |   |                                  |
| # ratios above mean:                   | 142                     |   |                                  |
| z:                                     | 0.697                   |   |                                  |
| Conclusion:                            | Normal*                 |   |                                  |
| *i.e. no evidence of non-normality     |                         |   |                                  |

## ***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 6**  
**(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           |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 615020 | 0465  | 11/10/09  | \$190,000  | \$188,000      | 600                | 6         | 1947            | 4    | 4680     | N    | N           | 1907 N 137TH ST         |
| 002      | 645030 | 3870  | 9/23/09   | \$243,100  | \$238,000      | 780                | 6         | 1955            | 3    | 4920     | N    | N           | 14030 ROSLYN PL N       |
| 002      | 615070 | 0369  | 4/17/09   | \$229,000  | \$217,000      | 790                | 6         | 1949            | 4    | 5940     | N    | N           | 1618 N 137TH ST         |
| 002      | 645030 | 3965  | 9/2/09    | \$234,000  | \$228,000      | 910                | 6         | 1948            | 3    | 6300     | N    | N           | 14017 ASHWORTH AVE N    |
| 002      | 645030 | 4640  | 2/13/08   | \$345,000  | \$296,000      | 790                | 7         | 1945            | 4    | 5100     | N    | N           | 14050 LENORA PL N       |
| 002      | 615020 | 0180  | 5/14/08   | \$277,500  | \$243,000      | 850                | 7         | 1948            | 3    | 6800     | N    | N           | 13549 WALLINGFORD AVE N |
| 002      | 641460 | 0313  | 11/18/09  | \$289,950  | \$287,000      | 980                | 7         | 1952            | 3    | 7615     | N    | N           | 2344 N 133RD ST         |
| 002      | 614970 | 0253  | 9/17/09   | \$397,000  | \$388,000      | 980                | 7         | 1947            | 5    | 9180     | N    | N           | 13723 INTERLAKE AVE N   |
| 002      | 641510 | 0132  | 1/24/08   | \$345,000  | \$294,000      | 1030               | 7         | 1960            | 3    | 7147     | N    | N           | 13549 ROOSEVELT WAY N   |
| 002      | 615070 | 0240  | 5/20/09   | \$336,850  | \$321,000      | 1090               | 7         | 1949            | 4    | 7569     | N    | N           | 13721 WALLINGFORD AVE N |
| 002      | 615020 | 0529  | 9/2/08    | \$365,000  | \$328,000      | 1090               | 7         | 1975            | 4    | 6135     | N    | N           | 1900 N 135TH ST         |
| 002      | 614970 | 0207  | 5/15/08   | \$309,000  | \$271,000      | 1140               | 7         | 2008            | 3    | 966      | N    | N           | 13726 B MIDVALE AVE N   |
| 002      | 641460 | 0046  | 9/25/09   | \$339,900  | \$333,000      | 1140               | 7         | 1966            | 4    | 8400     | N    | N           | 13025 SUNNYSIDE AVE N   |
| 002      | 614970 | 0210  | 5/13/08   | \$315,000  | \$276,000      | 1160               | 7         | 2007            | 3    | 1097     | N    | N           | 13724 B MIDVALE AVE N   |
| 002      | 641460 | 0006  | 8/13/08   | \$332,150  | \$297,000      | 1180               | 7         | 1950            | 5    | 8050     | N    | N           | 2334 N 130TH ST         |
| 002      | 614970 | 0200  | 4/29/08   | \$315,000  | \$275,000      | 1220               | 7         | 2008            | 3    | 1246     | N    | N           | 13726 C MIDVALE AVE N   |
| 002      | 614970 | 0195  | 4/29/08   | \$319,950  | \$279,000      | 1220               | 7         | 2007            | 3    | 1262     | N    | N           | 13718 C MIDVALE AVE N   |
| 002      | 614970 | 0208  | 4/29/08   | \$319,950  | \$279,000      | 1220               | 7         | 2007            | 3    | 1261     | N    | N           | 13726 A MIDVALE AVE N   |
| 002      | 614970 | 0209  | 3/25/08   | \$325,000  | \$281,000      | 1220               | 7         | 2008            | 3    | 1466     | N    | N           | 13724 A MIDVALE AVE N   |
| 002      | 614970 | 0211  | 7/9/08    | \$319,950  | \$284,000      | 1220               | 7         | 2007            | 3    | 1460     | N    | N           | 13724 C MIDVALE AVE N   |
| 002      | 614970 | 0208  | 7/21/09   | \$309,000  | \$298,000      | 1220               | 7         | 2007            | 3    | 1261     | N    | N           | 13726 A MIDVALE AVE N   |
| 002      | 614970 | 0350  | 3/20/09   | \$290,000  | \$273,000      | 1230               | 7         | 1961            | 3    | 7560     | N    | N           | 13741 ASHWORTH AVE N    |
| 002      | 615020 | 0223  | 4/23/09   | \$326,000  | \$309,000      | 1250               | 7         | 1963            | 4    | 6800     | N    | N           | 13536 DENSMORE AVE N    |
| 002      | 615020 | 0485  | 10/8/09   | \$345,000  | \$339,000      | 1250               | 7         | 1959            | 4    | 6800     | N    | N           | 13536 BURKE AVE N       |
| 002      | 615070 | 0175  | 9/8/09    | \$349,950  | \$342,000      | 1270               | 7         | 1948            | 4    | 5940     | N    | N           | 1802 N 137TH ST         |
| 002      | 718080 | 0055  | 5/15/08   | \$327,500  | \$287,000      | 1280               | 7         | 1953            | 3    | 7000     | N    | N           | 1413 N 136TH ST         |
| 002      | 614970 | 0430  | 9/2/08    | \$325,000  | \$292,000      | 1280               | 7         | 1949            | 4    | 7560     | N    | N           | 13752 INTERLAKE AVE N   |
| 002      | 718080 | 0070  | 6/15/09   | \$305,000  | \$292,000      | 1280               | 7         | 1953            | 4    | 7000     | N    | N           | 1414 N 135TH PL         |
| 002      | 615020 | 0352  | 12/16/09  | \$375,000  | \$374,000      | 1280               | 7         | 1996            | 3    | 5020     | N    | N           | 13540 WALLINGFORD AVE N |
| 002      | 641510 | 0162  | 11/24/08  | \$340,000  | \$312,000      | 1310               | 7         | 1952            | 3    | 6750     | N    | N           | 2110 N 135TH ST         |
| 002      | 178760 | 0276  | 12/5/08   | \$350,000  | \$322,000      | 1440               | 7         | 1942            | 4    | 8280     | N    | N           | 13040 1ST AVE NE        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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           |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 615020 | 0055  | 12/2/09   | \$315,000  | \$313,000      | 1480               | 7         | 1960            | 4    | 4841     | N    | N           | 13555 DENSMORE AVE N    |
| 002      | 641460 | 0200  | 6/24/08   | \$355,000  | \$314,000      | 1530               | 7         | 1920            | 4    | 12872    | N    | N           | 13414 MERIDIAN AVE N    |
| 002      | 641460 | 0153  | 6/19/08   | \$470,000  | \$415,000      | 1540               | 7         | 1935            | 4    | 6127     | N    | N           | 2118 N 132ND ST         |
| 002      | 192604 | 9241  | 8/8/08    | \$300,000  | \$268,000      | 1560               | 7         | 1950            | 4    | 6560     | N    | N           | 13011 MERIDIAN AVE N    |
| 002      | 615070 | 0015  | 6/10/09   | \$510,000  | \$488,000      | 2330               | 7         | 2009            | 3    | 4300     | N    | N           | 13710 BURKE AVE N       |
| 002      | 615070 | 0010  | 6/16/09   | \$529,950  | \$508,000      | 2330               | 7         | 2009            | 3    | 4299     | N    | N           | 13704 BURKE AVE N       |
| 002      | 615070 | 0206  | 3/26/08   | \$468,000  | \$405,000      | 1170               | 8         | 2001            | 3    | 5000     | N    | N           | 13735 ROOSEVELT WAY N   |
| 002      | 615070 | 0005  | 7/9/08    | \$480,000  | \$426,000      | 1200               | 8         | 2008            | 3    | 5001     | N    | N           | 1908 N 137TH ST         |
| 002      | 178760 | 0209  | 11/11/08  | \$395,000  | \$361,000      | 1340               | 8         | 1984            | 3    | 8867     | N    | N           | 13029 C 3RD AVE NE      |
| 002      | 641510 | 0180  | 7/6/09    | \$518,000  | \$499,000      | 2790               | 8         | 2008            | 3    | 5992     | N    | N           | 13534 MERIDIAN AVE N    |
| 003      | 645030 | 3835  | 4/21/08   | \$320,000  | \$279,000      | 1020               | 5         | 1941            | 4    | 7863     | N    | N           | 14202 ROSLYN PL N       |
| 003      | 645030 | 3330  | 5/21/08   | \$319,500  | \$280,000      | 730                | 6         | 1947            | 4    | 5040     | N    | N           | 14007 WALLINGFORD AVE N |
| 003      | 645030 | 3202  | 10/7/08   | \$259,900  | \$236,000      | 750                | 6         | 1944            | 4    | 5355     | N    | N           | 14046 COURTLAND PL N    |
| 003      | 645030 | 2385  | 3/20/08   | \$360,000  | \$311,000      | 810                | 6         | 1951            | 4    | 5250     | N    | N           | 14324 WAYNE PL N        |
| 003      | 645030 | 1810  | 1/24/08   | \$329,900  | \$281,000      | 970                | 6         | 1949            | 4    | 5500     | N    | N           | 1756 N 143RD ST         |
| 003      | 645030 | 2135  | 9/26/08   | \$317,500  | \$287,000      | 1020               | 6         | 1947            | 4    | 5250     | N    | N           | 14333 BURKE AVE N       |
| 003      | 645030 | 1786  | 5/13/09   | \$300,000  | \$286,000      | 1050               | 6         | 1951            | 4    | 4992     | N    | N           | 14312 COURTLAND PL N    |
| 003      | 645030 | 1645  | 5/12/08   | \$300,000  | \$263,000      | 840                | 7         | 1952            | 4    | 4725     | N    | N           | 14315 COURTLAND PL N    |
| 003      | 645030 | 1405  | 6/3/08    | \$296,400  | \$261,000      | 860                | 7         | 1952            | 4    | 5250     | N    | N           | 14318 ASHWORTH AVE N    |
| 003      | 641510 | 0270  | 7/16/08   | \$335,000  | \$298,000      | 860                | 7         | 1948            | 4    | 7242     | N    | N           | 2109 N 140TH ST         |
| 003      | 645030 | 3280  | 3/19/08   | \$345,000  | \$298,000      | 870                | 7         | 1952            | 4    | 5460     | N    | N           | 14014 COURTLAND PL N    |
| 003      | 645030 | 0970  | 1/8/09    | \$235,000  | \$218,000      | 900                | 7         | 1950            | 3    | 5200     | N    | N           | 14338 INTERLAKE AVE N   |
| 003      | 283210 | 0260  | 2/8/08    | \$300,000  | \$257,000      | 940                | 7         | 1954            | 3    | 8000     | N    | N           | 13909 4TH AVE NE        |
| 003      | 645030 | 3740  | 3/19/08   | \$299,000  | \$259,000      | 970                | 7         | 1952            | 4    | 5250     | N    | N           | 14027 DENSMORE AVE N    |
| 003      | 283210 | 0215  | 4/14/08   | \$375,000  | \$326,000      | 980                | 7         | 1948            | 4    | 10170    | N    | N           | 13906 2ND AVE NE        |
| 003      | 178760 | 0222  | 8/10/08   | \$385,000  | \$344,000      | 1060               | 7         | 1968            | 3    | 6954     | N    | N           | 156 NE 133RD ST         |
| 003      | 178760 | 0152  | 7/3/08    | \$307,000  | \$272,000      | 1160               | 7         | 1951            | 4    | 10500    | N    | N           | 13322 3RD AVE NE        |
| 003      | 645030 | 2515  | 7/17/09   | \$359,000  | \$346,000      | 1290               | 7         | 1973            | 3    | 5250     | N    | N           | 14337 MERIDIAN AVE N    |
| 003      | 641510 | 0349  | 7/16/08   | \$425,000  | \$378,000      | 1350               | 7         | 1978            | 4    | 9102     | N    | N           | 13732 CORLISS AVE N     |
| 003      | 645030 | 3455  | 11/17/09  | \$275,000  | \$272,000      | 1370               | 7         | 1988            | 3    | 2625     | N    | N           | 14039 COURTLAND PL N    |
| 003      | 645030 | 0960  | 2/26/08   | \$269,900  | \$232,000      | 1430               | 7         | 1925            | 4    | 5200     | N    | N           | 14342 INTERLAKE AVE N   |



**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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         |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 003      | 645030 | 0960  | 9/4/09    | \$350,000  | \$341,000      | 1430               | 7         | 1925            | 4    | 5200     | N    | N           | 14342 INTERLAKE AVE N |
| 003      | 178760 | 0156  | 10/26/09  | \$267,000  | \$263,000      | 1450               | 7         | 1947            | 3    | 10200    | N    | N           | 322 NE 133RD ST       |
| 003      | 442610 | 0025  | 7/21/08   | \$341,000  | \$304,000      | 1600               | 7         | 1951            | 3    | 9720     | N    | N           | 14303 CORLISS AVE N   |
| 003      | 026150 | 0005  | 1/16/08   | \$380,000  | \$324,000      | 1730               | 7         | 1957            | 3    | 6045     | N    | N           | 2316 N 136TH ST       |
| 003      | 645030 | 3750  | 8/25/09   | \$350,000  | \$341,000      | 1810               | 7         | 1984            | 3    | 10500    | N    | N           | 14033 DENSMORE AVE N  |
| 003      | 641510 | 0040  | 8/18/09   | \$327,800  | \$319,000      | 2240               | 7         | 1948            | 3    | 9019     | N    | N           | 13545 1ST AVE NE      |
| 003      | 645030 | 0795  | 4/29/08   | \$333,000  | \$291,000      | 1150               | 8         | 2007            | 3    | 1243     | N    | N           | 14312 B STONE AVE N   |
| 003      | 645030 | 0796  | 10/3/08   | \$324,950  | \$294,000      | 1150               | 8         | 2007            | 3    | 1239     | N    | N           | 14312 A STONE AVE N   |
| 003      | 645030 | 0797  | 5/19/08   | \$339,950  | \$298,000      | 1150               | 8         | 2007            | 3    | 1387     | N    | N           | 14314 A STONE AVE N   |
| 003      | 645030 | 0798  | 7/7/08    | \$345,000  | \$306,000      | 1150               | 8         | 2007            | 3    | 1383     | N    | N           | 14314 B STONE AVE N   |
| 003      | 283210 | 0235  | 11/17/08  | \$450,000  | \$412,000      | 1230               | 8         | 1952            | 4    | 8700     | N    | N           | 13930 2ND AVE NE      |
| 003      | 178760 | 0146  | 10/28/09  | \$305,000  | \$301,000      | 1310               | 8         | 1950            | 2    | 14000    | N    | N           | 13328 3RD AVE NE      |
| 003      | 283460 | 0095  | 9/4/08    | \$269,500  | \$242,000      | 1370               | 8         | 1950            | 3    | 7835     | N    | N           | 13624 4TH AVE NE      |
| 003      | 178760 | 0138  | 5/7/09    | \$320,000  | \$304,000      | 1380               | 8         | 1998            | 3    | 7200     | N    | N           | 13360 3RD AVE NE      |
| 003      | 641510 | 0100  | 6/2/08    | \$400,000  | \$352,000      | 1700               | 8         | 1968            | 4    | 7535     | N    | N           | 2305 N 137TH ST       |
| 003      | 283210 | 0695  | 11/2/09   | \$410,000  | \$405,000      | 1740               | 8         | 1947            | 3    | 12120    | N    | N           | 13701 2ND AVE NE      |
| 003      | 283210 | 0810  | 3/6/08    | \$495,000  | \$427,000      | 1800               | 8         | 1952            | 4    | 11994    | Y    | N           | 13621 4TH AVE NE      |
| 003      | 645030 | 1415  | 11/17/09  | \$415,000  | \$411,000      | 2100               | 8         | 1998            | 3    | 4725     | N    | N           | 14314 ASHWORTH AVE N  |
| 003      | 178760 | 0250  | 10/21/09  | \$528,000  | \$520,000      | 2480               | 9         | 2003            | 3    | 7625     | N    | N           | 13333 2ND AVE NE      |
| 005      | 641210 | 0155  | 6/23/09   | \$345,000  | \$331,000      | 850                | 6         | 1940            | 3    | 8270     | N    | N           | 12343 3RD AVE NE      |
| 005      | 932580 | 0020  | 10/6/08   | \$297,000  | \$269,000      | 860                | 6         | 1950            | 4    | 6408     | N    | N           | 1322 N 122ND ST       |
| 005      | 303420 | 0137  | 10/1/09   | \$290,000  | \$284,000      | 1040               | 6         | 1954            | 3    | 7500     | N    | N           | 12701 1ST AVE NE      |
| 005      | 641210 | 0160  | 7/3/08    | \$315,000  | \$279,000      | 1110               | 6         | 1940            | 4    | 4793     | N    | N           | 12355 3RD AVE NE      |
| 005      | 641260 | 0005  | 6/30/09   | \$299,950  | \$288,000      | 1500               | 6         | 1948            | 3    | 7232     | N    | N           | 118 NE 125TH ST       |
| 005      | 303420 | 0596  | 6/19/09   | \$282,000  | \$271,000      | 820                | 7         | 1960            | 4    | 9611     | N    | N           | 12226 DENSMORE AVE N  |
| 005      | 641210 | 0051  | 2/22/08   | \$327,000  | \$281,000      | 830                | 7         | 1947            | 3    | 8820     | N    | N           | 12026 3RD AVE NE      |
| 005      | 224650 | 0025  | 9/11/08   | \$310,000  | \$279,000      | 850                | 7         | 1947            | 4    | 8160     | N    | N           | 218 NE 120TH ST       |
| 005      | 641210 | 0148  | 3/13/09   | \$317,000  | \$298,000      | 870                | 7         | 1938            | 3    | 6750     | N    | N           | 127 NE 125TH ST       |
| 005      | 863160 | 0005  | 9/19/08   | \$401,500  | \$362,000      | 940                | 7         | 1947            | 4    | 8169     | N    | N           | 12215 1ST AVE NE      |
| 005      | 641160 | 0294  | 10/21/09  | \$285,000  | \$281,000      | 1010               | 7         | 1959            | 4    | 7248     | N    | N           | 11718 CORLISS AVE N   |
| 005      | 303420 | 0855  | 11/24/08  | \$290,000  | \$266,000      | 1050               | 7         | 1942            | 4    | 7500     | N    | N           | 1525 N 128TH ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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        |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 005      | 303420 | 0902  | 9/23/09   | \$379,000  | \$371,000      | 1080               | 7         | 1941            | 5    | 7869     | N    | N           | 12814 ASHWORTH AVE N |
| 005      | 207260 | 0045  | 2/8/08    | \$400,000  | \$343,000      | 1160               | 7         | 1952            | 4    | 7200     | N    | N           | 12015 BURKE AVE N    |
| 005      | 292604 | 9434  | 1/12/09   | \$330,000  | \$306,000      | 1240               | 7         | 1949            | 4    | 10260    | N    | N           | 11328 MERIDIAN AVE N |
| 005      | 446840 | 0214  | 10/23/08  | \$325,000  | \$296,000      | 1250               | 7         | 2008            | 3    | 1017     | N    | N           | 2124 A N 112TH ST    |
| 005      | 446840 | 0215  | 12/8/08   | \$325,000  | \$299,000      | 1250               | 7         | 2008            | 3    | 1301     | N    | N           | 2128 B N 112TH ST    |
| 005      | 207260 | 0020  | 10/21/09  | \$378,300  | \$373,000      | 1320               | 7         | 1952            | 4    | 7200     | N    | N           | 12014 BURKE AVE N    |
| 005      | 207260 | 0025  | 9/19/08   | \$350,000  | \$316,000      | 1340               | 7         | 1952            | 4    | 7200     | N    | N           | 12008 BURKE AVE N    |
| 005      | 641160 | 0292  | 5/12/09   | \$354,500  | \$337,000      | 1400               | 7         | 1954            | 4    | 9448     | N    | N           | 11714 CORLISS AVE N  |
| 005      | 303420 | 0330  | 11/19/09  | \$405,000  | \$401,000      | 1450               | 7         | 1966            | 3    | 7700     | N    | N           | 12301 1ST AVE NE     |
| 005      | 192604 | 9186  | 2/25/08   | \$439,000  | \$377,000      | 1510               | 7         | 1948            | 4    | 9000     | N    | N           | 12833 ASHWORTH AVE N |
| 005      | 303420 | 0645  | 12/3/08   | \$910,000  | \$836,000      | 1580               | 7         | 1935            | 3    | 38704    | Y    | Y           | 1700 G N 122ND ST    |
| 005      | 303420 | 0567  | 12/3/08   | \$380,000  | \$349,000      | 1840               | 7         | 1965            | 3    | 8000     | N    | N           | 1725 N 125TH ST      |
| 005      | 303420 | 0965  | 7/29/08   | \$421,000  | \$376,000      | 1870               | 7         | 1916            | 4    | 8840     | N    | N           | 1768 N 128TH ST      |
| 005      | 303420 | 0550  | 3/10/09   | \$447,500  | \$420,000      | 2140               | 7         | 1996            | 3    | 7754     | N    | N           | 12203 DENSMORE AVE N |
| 005      | 799670 | 0010  | 11/24/08  | \$325,000  | \$298,000      | 880                | 8         | 1980            | 3    | 3200     | N    | N           | 11912 STENDALL PL N  |
| 005      | 613050 | 0110  | 3/20/08   | \$351,000  | \$304,000      | 1340               | 8         | 2007            | 3    | 1965     | N    | N           | 2134 B N 113TH ST    |
| 005      | 303420 | 0271  | 6/24/09   | \$365,000  | \$351,000      | 1340               | 8         | 1961            | 4    | 11688    | N    | N           | 12215 CORLISS AVE N  |
| 005      | 613050 | 0120  | 2/27/08   | \$350,000  | \$301,000      | 1350               | 8         | 2007            | 3    | 2201     | N    | N           | 2134 A N 113TH ST    |
| 005      | 303420 | 0611  | 7/1/08    | \$895,000  | \$793,000      | 1420               | 8         | 1951            | 4    | 20411    | Y    | Y           | 12212 DENSMORE AVE N |
| 005      | 303420 | 0027  | 3/24/09   | \$325,450  | \$306,000      | 1500               | 8         | 1956            | 3    | 8000     | N    | N           | 2132 N 128TH ST      |
| 005      | 641160 | 0026  | 11/26/08  | \$400,000  | \$367,000      | 1500               | 8         | 1952            | 4    | 9416     | N    | N           | 11539 CORLISS AVE N  |
| 005      | 303420 | 0766  | 12/9/09   | \$415,000  | \$413,000      | 1540               | 8         | 1962            | 3    | 13060    | N    | N           | 12564 DENSMORE AVE N |
| 005      | 641160 | 0031  | 11/18/08  | \$370,000  | \$339,000      | 1550               | 8         | 1954            | 4    | 7881     | N    | N           | 11535 CORLISS AVE N  |
| 005      | 613050 | 0080  | 3/28/08   | \$337,500  | \$292,000      | 1650               | 8         | 2007            | 3    | 1777     | N    | N           | 2138 A N 113TH ST    |
| 005      | 613050 | 0100  | 2/20/08   | \$341,000  | \$293,000      | 1650               | 8         | 2007            | 3    | 2021     | N    | N           | 2136 A N 113TH ST    |
| 005      | 613050 | 0050  | 1/18/08   | \$345,950  | \$295,000      | 1650               | 8         | 2007            | 3    | 1836     | N    | N           | 2140 A N 113TH ST    |
| 005      | 613050 | 0060  | 1/8/08    | \$349,000  | \$297,000      | 1650               | 8         | 2007            | 3    | 1793     | N    | N           | 2140 B N 113TH ST    |
| 005      | 613050 | 0030  | 1/17/08   | \$351,000  | \$299,000      | 1650               | 8         | 2007            | 3    | 1581     | N    | N           | 2132 A N 113TH ST    |
| 005      | 613050 | 0010  | 1/8/08    | \$359,950  | \$306,000      | 1650               | 8         | 2007            | 3    | 1863     | N    | N           | 2130 A N 113TH ST    |
| 005      | 613050 | 0020  | 2/11/08   | \$359,950  | \$308,000      | 1650               | 8         | 2007            | 3    | 1567     | N    | N           | 2130 B N 113TH ST    |
| 005      | 613050 | 0090  | 4/9/08    | \$355,000  | \$308,000      | 1650               | 8         | 2007            | 3    | 1790     | N    | N           | 2136 B N 113TH ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 005      | 303420 | 0164  | 11/21/08  | \$615,000  | \$563,000      | 1750               | 8         | 1963            | 4    | 8388     | N    | N           | 2113 N 128TH ST        |
| 005      | 799670 | 0210  | 3/1/09    | \$354,000  | \$332,000      | 1780               | 8         | 1980            | 3    | 2240     | N    | N           | 11911 STENDALL DR N    |
| 005      | 799671 | 0160  | 1/25/08   | \$390,000  | \$333,000      | 1780               | 8         | 1981            | 3    | 2240     | N    | N           | 11806 STENDALL PL N    |
| 005      | 799672 | 0140  | 6/2/08    | \$393,500  | \$346,000      | 1780               | 8         | 1982            | 3    | 2240     | N    | N           | 11708 STENDALL DR N    |
| 005      | 799670 | 0140  | 11/21/09  | \$371,000  | \$368,000      | 1780               | 8         | 1980            | 3    | 2240     | N    | N           | 11918 STENDALL DR N    |
| 005      | 353190 | 0065  | 5/29/08   | \$459,000  | \$404,000      | 1780               | 8         | 1990            | 3    | 7201     | N    | N           | 11601 MERIDIAN AVE N   |
| 005      | 302604 | 9145  | 11/19/09  | \$428,000  | \$424,000      | 1790               | 8         | 2008            | 3    | 2448     | N    | N           | 11738 BURKE AVE N      |
| 005      | 302604 | 9144  | 5/20/09   | \$455,000  | \$434,000      | 1800               | 8         | 2008            | 3    | 2240     | N    | N           | 11744 BURKE AVE N      |
| 005      | 641160 | 0241  | 1/21/09   | \$530,000  | \$492,000      | 1990               | 8         | 1965            | 4    | 9648     | N    | N           | 11734 MERIDIAN AVE N   |
| 005      | 303420 | 0166  | 2/10/09   | \$850,000  | \$793,000      | 2360               | 8         | 1966            | 4    | 10985    | Y    | Y           | 2135 N 128TH ST        |
| 005      | 932580 | 0031  | 6/18/09   | \$549,000  | \$527,000      | 2780               | 8         | 2008            | 3    | 6924     | N    | N           | 1308 N 122ND ST        |
| 005      | 303420 | 0086  | 11/23/09  | \$590,000  | \$585,000      | 3010               | 8         | 2008            | 3    | 7407     | N    | N           | 2318 N 128TH ST        |
| 005      | 303420 | 0087  | 9/22/09   | \$599,950  | \$587,000      | 3010               | 8         | 2008            | 3    | 7357     | N    | N           | 2316 N 128TH ST        |
| 005      | 303420 | 0088  | 11/5/09   | \$595,000  | \$588,000      | 3010               | 8         | 2008            | 3    | 7407     | N    | N           | 2314 N 128TH ST        |
| 005      | 303420 | 0072  | 12/14/09  | \$599,000  | \$597,000      | 3010               | 8         | 2008            | 3    | 7357     | N    | N           | 2312 N 128TH ST        |
| 005      | 932580 | 0030  | 11/18/09  | \$535,000  | \$530,000      | 3270               | 9         | 2008            | 3    | 6925     | N    | N           | 1310 N 122ND ST        |
| 007      | 435870 | 0010  | 8/14/09   | \$260,000  | \$252,000      | 820                | 5         | 1960            | 4    | 6000     | N    | N           | 10516 ASHWORTH AVE N   |
| 007      | 630050 | 0360  | 6/16/09   | \$315,300  | \$302,000      | 590                | 6         | 1926            | 4    | 4980     | N    | N           | 10325 INTERLAKE AVE N  |
| 007      | 431070 | 0560  | 6/3/09    | \$319,000  | \$305,000      | 630                | 6         | 1948            | 4    | 5000     | N    | N           | 9735 DENSMORE AVE N    |
| 007      | 630050 | 0710  | 9/25/09   | \$312,000  | \$306,000      | 660                | 6         | 1943            | 3    | 4980     | N    | N           | 10025 ASHWORTH AVE N   |
| 007      | 630000 | 0292  | 10/27/09  | \$271,500  | \$268,000      | 710                | 6         | 1926            | 4    | 5693     | N    | N           | 10721 ASHWORTH AVE N   |
| 007      | 295790 | 0025  | 12/8/08   | \$344,000  | \$316,000      | 790                | 6         | 1941            | 3    | 5000     | N    | N           | 8803 BURKE AVE N       |
| 007      | 630050 | 0380  | 9/25/08   | \$308,000  | \$278,000      | 830                | 6         | 1943            | 3    | 7470     | N    | N           | 10305 INTERLAKE AVE N  |
| 007      | 099300 | 0045  | 4/18/08   | \$360,000  | \$313,000      | 850                | 6         | 1921            | 4    | 4203     | N    | N           | 8855 ASHWORTH AVE N    |
| 007      | 630050 | 0555  | 9/25/09   | \$321,500  | \$315,000      | 890                | 6         | 1927            | 3    | 4980     | N    | N           | 10310 INTERLAKE AVE N  |
| 007      | 312604 | 9239  | 5/1/09    | \$335,000  | \$318,000      | 1030               | 6         | 1946            | 3    | 6601     | N    | N           | 9010 ASHWORTH AVE N    |
| 007      | 952410 | 0207  | 9/1/09    | \$234,000  | \$228,000      | 690                | 7         | 2005            | 3    | 1058     | N    | N           | 1132 B N 91ST ST       |
| 007      | 099300 | 2286  | 12/9/08   | \$350,000  | \$322,000      | 720                | 7         | 1947            | 3    | 4634     | N    | N           | 1410 N 85TH ST         |
| 007      | 431070 | 2776  | 7/22/09   | \$210,000  | \$203,000      | 760                | 7         | 2003            | 3    | 749      | N    | N           | 9242 B INTERLAKE AVE N |
| 007      | 431070 | 2775  | 4/21/09   | \$229,000  | \$217,000      | 800                | 7         | 2003            | 3    | 1196     | N    | N           | 9242 A INTERLAKE AVE N |
| 007      | 431070 | 2779  | 9/18/09   | \$257,000  | \$251,000      | 800                | 7         | 2003            | 3    | 1087     | N    | N           | 9240 D INTERLAKE AVE N |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 435870 | 0181  | 4/9/09    | \$233,000  | \$220,000      | 810                | 7         | 2002            | 3    | 1242     | N    | N           | 10717 E BURKE AVE N    |
| 007      | 435870 | 0066  | 7/15/08   | \$361,500  | \$321,000      | 810                | 7         | 1946            | 3    | 6330     | N    | N           | 1508 N 107TH ST        |
| 007      | 391200 | 0005  | 10/7/09   | \$325,000  | \$319,000      | 820                | 7         | 1942            | 3    | 5001     | N    | N           | 8528 ASHWORTH AVE N    |
| 007      | 630000 | 0407  | 5/8/08    | \$385,000  | \$337,000      | 840                | 7         | 1942            | 3    | 5442     | N    | N           | 10559 INTERLAKE AVE N  |
| 007      | 952410 | 0031  | 2/4/08    | \$290,000  | \$248,000      | 850                | 7         | 2007            | 3    | 1038     | N    | N           | 1120 B N 92ND ST       |
| 007      | 802170 | 1310  | 1/28/08   | \$460,000  | \$393,000      | 850                | 7         | 1969            | 4    | 6300     | Y    | N           | 2111 N 86TH ST         |
| 007      | 630000 | 0363  | 7/8/08    | \$268,888  | \$239,000      | 862                | 7         | 1999            | 3    | 1178     | N    | N           | 10544 A STONE AVE N    |
| 007      | 099300 | 1195  | 7/31/08   | \$387,500  | \$346,000      | 870                | 7         | 1987            | 3    | 2563     | N    | N           | 8827 ASHWORTH AVE N    |
| 007      | 099300 | 2023  | 1/24/09   | \$232,000  | \$216,000      | 880                | 7         | 2001            | 3    | 1023     | N    | N           | 8521 A MIDVALE AVE N   |
| 007      | 630000 | 0365  | 9/4/09    | \$235,000  | \$229,000      | 884                | 7         | 1999            | 3    | 1322     | N    | N           | 10546 A STONE AVE N    |
| 007      | 435870 | 0026  | 1/8/08    | \$350,000  | \$297,000      | 890                | 7         | 1949            | 3    | 7700     | N    | N           | 1503 N 107TH ST        |
| 007      | 435870 | 0028  | 5/27/09   | \$337,000  | \$322,000      | 890                | 7         | 1949            | 3    | 6600     | N    | N           | 1511 N 107TH ST        |
| 007      | 199720 | 0280  | 12/9/08   | \$342,000  | \$314,000      | 900                | 7         | 1947            | 4    | 7800     | N    | N           | 8844 ASHWORTH AVE N    |
| 007      | 630050 | 0210  | 11/16/09  | \$386,000  | \$382,000      | 900                | 7         | 1926            | 3    | 5047     | N    | N           | 10327 STONE AVE N      |
| 007      | 435870 | 0163  | 10/16/09  | \$220,000  | \$216,000      | 920                | 7         | 2001            | 3    | 962      | N    | N           | 1766 E N NORTHGATE WAY |
| 007      | 191980 | 0430  | 10/12/09  | \$358,000  | \$352,000      | 940                | 7         | 1951            | 3    | 6770     | N    | N           | 9033 MERIDIAN AVE N    |
| 007      | 431070 | 2588  | 11/10/08  | \$324,950  | \$297,000      | 960                | 7         | 2007            | 3    | 1244     | N    | N           | 9239 WOODLAWN AVE N    |
| 007      | 199720 | 0156  | 7/2/08    | \$383,750  | \$340,000      | 990                | 7         | 1946            | 3    | 6015     | N    | N           | 1623 N 90TH ST         |
| 007      | 295790 | 0095  | 4/17/08   | \$415,000  | \$361,000      | 990                | 7         | 1947            | 4    | 7338     | N    | N           | 8814 BURKE AVE N       |
| 007      | 546430 | 0223  | 8/19/08   | \$450,000  | \$403,000      | 1000               | 7         | 1941            | 4    | 8431     | N    | N           | 1722 N 103RD ST        |
| 007      | 312604 | 9281  | 6/8/09    | \$400,000  | \$383,000      | 1010               | 7         | 1948            | 4    | 8104     | N    | N           | 8510 BURKE AVE N       |
| 007      | 099300 | 1911  | 1/9/08    | \$320,388  | \$272,000      | 1020               | 7         | 2007            | 3    | 859      | N    | N           | 8502 NESBIT AVE N      |
| 007      | 630000 | 0325  | 4/17/08   | \$430,000  | \$374,000      | 1020               | 7         | 1930            | 5    | 8855     | N    | N           | 10516 INTERLAKE AVE N  |
| 007      | 431070 | 1965  | 3/24/08   | \$375,000  | \$325,000      | 1030               | 7         | 1965            | 3    | 5000     | N    | N           | 9521 WALLINGFORD AVE N |
| 007      | 802170 | 1265  | 2/28/08   | \$435,000  | \$374,000      | 1030               | 7         | 1949            | 3    | 4500     | Y    | N           | 2131 N 86TH ST         |
| 007      | 926720 | 0200  | 12/9/09   | \$225,000  | \$224,000      | 1040               | 7         | 1999            | 3    | 1204     | N    | N           | 1140 C N 93RD ST       |
| 007      | 099300 | 0952  | 11/5/08   | \$280,000  | \$255,000      | 1040               | 7         | 2000            | 3    | 1363     | N    | N           | 8825 B STONE AVE N     |
| 007      | 099300 | 0956  | 10/20/09  | \$275,000  | \$271,000      | 1040               | 7         | 2000            | 3    | 1200     | N    | N           | 8825 D STONE AVE N     |
| 007      | 630000 | 0675  | 8/26/09   | \$230,000  | \$224,000      | 1050               | 7         | 1997            | 3    | 1029     | N    | N           | 10537 A MIDVALE AVE N  |
| 007      | 926720 | 0047  | 3/24/09   | \$315,000  | \$297,000      | 1050               | 7         | 2004            | 3    | 1193     | N    | N           | 1127 B N 94TH ST       |
| 007      | 435870 | 0120  | 5/22/08   | \$337,500  | \$296,000      | 1060               | 7         | 1940            | 4    | 6000     | N    | N           | 1522 N 107TH ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 431070 | 1677  | 8/5/09    | \$300,000  | \$291,000      | 1080               | 7         | 2003            | 3    | 1277     | N    | N           | 1417 N 97TH ST         |
| 007      | 099300 | 2195  | 3/21/08   | \$345,000  | \$298,000      | 1080               | 7         | 1999            | 3    | 1291     | N    | N           | 8520 A STONE AVE N     |
| 007      | 431070 | 1676  | 11/18/09  | \$302,000  | \$299,000      | 1080               | 7         | 2003            | 3    | 1123     | N    | N           | 1415 N 97TH ST         |
| 007      | 431070 | 2888  | 5/28/09   | \$283,000  | \$270,000      | 1100               | 7         | 2005            | 3    | 1150     | N    | N           | 9211 B ASHWORTH AVE N  |
| 007      | 099300 | 1952  | 3/12/08   | \$319,950  | \$276,000      | 1100               | 7         | 2007            | 3    | 1087     | N    | N           | 8516 C NESBIT AVE N    |
| 007      | 099300 | 1954  | 3/24/08   | \$319,950  | \$277,000      | 1100               | 7         | 2007            | 3    | 1102     | N    | N           | 8516 A NESBIT AVE N    |
| 007      | 435870 | 0200  | 7/10/09   | \$300,000  | \$289,000      | 1100               | 7         | 1946            | 4    | 8453     | N    | N           | 1724 N NORTHGATE WAY   |
| 007      | 630050 | 0090  | 8/27/08   | \$290,000  | \$260,000      | 1120               | 7         | 2002            | 3    | 1204     | N    | N           | 10309 A MIDVALE AVE N  |
| 007      | 630050 | 0091  | 3/25/08   | \$319,900  | \$277,000      | 1120               | 7         | 2002            | 3    | 1200     | N    | N           | 10309 B MIDVALE AVE N  |
| 007      | 099300 | 2060  | 3/5/08    | \$354,950  | \$306,000      | 1120               | 7         | 2003            | 3    | 1340     | N    | N           | 8518 A MIDVALE AVE N   |
| 007      | 431070 | 2957  | 10/15/08  | \$344,242  | \$313,000      | 1120               | 7         | 2008            | 3    | 1251     | N    | N           | 9247A ASHWORTH AVE N   |
| 007      | 099300 | 2085  | 9/24/08   | \$348,000  | \$315,000      | 1120               | 7         | 2003            | 3    | 1340     | N    | N           | 8522 A MIDVALE AVE N   |
| 007      | 431070 | 2947  | 5/19/08   | \$370,000  | \$325,000      | 1120               | 7         | 2008            | 3    | 1251     | N    | N           | 9249A ASHWORTH AVE N   |
| 007      | 431070 | 2956  | 5/19/08   | \$372,850  | \$327,000      | 1120               | 7         | 2008            | 3    | 1250     | N    | N           | 9243B ASHWORTH AVE N   |
| 007      | 431070 | 2946  | 6/26/08   | \$370,000  | \$327,000      | 1120               | 7         | 2008            | 3    | 1250     | N    | N           | 9241B ASHWORTH AVE N   |
| 007      | 431070 | 2955  | 5/29/08   | \$375,000  | \$330,000      | 1120               | 7         | 2008            | 3    | 1250     | N    | N           | 9243A ASHWORTH AVE N   |
| 007      | 431070 | 2958  | 6/12/08   | \$375,000  | \$331,000      | 1120               | 7         | 2008            | 3    | 1251     | N    | N           | 9247B ASHWORTH AVE N   |
| 007      | 431070 | 2948  | 8/5/08    | \$374,950  | \$335,000      | 1120               | 7         | 2008            | 3    | 1251     | N    | N           | 9249B ASHWORTH AVE N   |
| 007      | 614970 | 0201  | 3/28/08   | \$314,000  | \$272,000      | 1140               | 7         | 2007            | 3    | 1097     | N    | N           | 13718 B MIDVALE AVE N  |
| 007      | 614970 | 0192  | 6/10/08   | \$310,000  | \$273,000      | 1140               | 7         | 2007            | 3    | 966      | N    | N           | 13718 B MIDVALE AVE N  |
| 007      | 431070 | 2785  | 6/11/08   | \$325,000  | \$287,000      | 1140               | 7         | 2003            | 3    | 1242     | N    | N           | 9238 A INTERLAKE AVE N |
| 007      | 099300 | 2097  | 2/22/08   | \$347,500  | \$299,000      | 1160               | 7         | 2003            | 3    | 1234     | N    | N           | 8526 B MIDVALE AVE N   |
| 007      | 099300 | 2096  | 5/26/09   | \$319,950  | \$305,000      | 1160               | 7         | 2003            | 3    | 1221     | N    | N           | 8526 A MIDVALE AVE N   |
| 007      | 099300 | 2067  | 6/23/08   | \$353,000  | \$312,000      | 1160               | 7         | 2003            | 3    | 1234     | N    | N           | 8512 B MIDVALE AVE N   |
| 007      | 312604 | 9266  | 6/20/08   | \$473,000  | \$418,000      | 1170               | 7         | 1905            | 5    | 8588     | N    | N           | 8523 WALLINGFORD AVE N |
| 007      | 304770 | 0225  | 8/19/08   | \$365,900  | \$328,000      | 1200               | 7         | 1988            | 3    | 4176     | N    | N           | 8601 WALLINGFORD AVE N |
| 007      | 312604 | 9097  | 4/10/08   | \$464,900  | \$404,000      | 1200               | 7         | 1962            | 4    | 5164     | N    | N           | 8530 WALLINGFORD AVE N |
| 007      | 926720 | 0313  | 3/18/08   | \$320,000  | \$277,000      | 1210               | 7         | 2000            | 3    | 1159     | N    | N           | 1143 N 93RD ST         |
| 007      | 614970 | 0194  | 5/13/08   | \$319,950  | \$280,000      | 1220               | 7         | 2007            | 3    | 1245     | N    | N           | 13718 A MIDVALE AVE N  |
| 007      | 614970 | 0196  | 3/24/08   | \$325,000  | \$281,000      | 1220               | 7         | 2007            | 3    | 1448     | N    | N           | 13720 A MIDVALE AVE N  |
| 007      | 614970 | 0202  | 8/15/08   | \$317,500  | \$284,000      | 1220               | 7         | 2007            | 3    | 1479     | N    | N           | 13720 C MIDVALE AVE N  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 435870 | 0007  | 8/20/08   | \$430,000  | \$386,000      | 1220               | 7         | 1988            | 3    | 7222     | N    | N           | 10506 ASHWORTH AVE N   |
| 007      | 391200 | 0020  | 3/10/09   | \$470,000  | \$441,000      | 1240               | 7         | 1960            | 3    | 5001     | N    | N           | 8510 ASHWORTH AVE N    |
| 007      | 431070 | 0431  | 9/29/08   | \$345,500  | \$313,000      | 1250               | 7         | 2003            | 3    | 1290     | N    | N           | 9726 A WOODLAWN AVE N  |
| 007      | 191980 | 0330  | 1/6/09    | \$385,000  | \$356,000      | 1250               | 7         | 1969            | 3    | 5063     | N    | N           | 9016 BURKE AVE N       |
| 007      | 191980 | 0126  | 6/22/09   | \$444,950  | \$427,000      | 1250               | 7         | 1959            | 3    | 7255     | N    | N           | 1820 N 90TH ST         |
| 007      | 099300 | 2126  | 5/21/08   | \$339,999  | \$298,000      | 1260               | 7         | 2008            | 3    | 1276     | N    | N           | 8513 A STONE AVE N     |
| 007      | 431070 | 0345  | 11/6/09   | \$349,000  | \$345,000      | 1270               | 7         | 1986            | 3    | 2500     | N    | N           | 9747 WALLINGFORD AVE N |
| 007      | 630050 | 0870  | 12/16/08  | \$425,000  | \$391,000      | 1270               | 7         | 1930            | 4    | 4980     | N    | N           | 10033 INTERLAKE AVE N  |
| 007      | 431070 | 2185  | 3/19/08   | \$398,000  | \$344,000      | 1290               | 7         | 1961            | 4    | 6397     | N    | N           | 9511 COLLEGE WAY N     |
| 007      | 099300 | 1953  | 6/16/08   | \$315,000  | \$278,000      | 1320               | 7         | 2007            | 3    | 991      | N    | N           | 8516 B NESBIT AVE N    |
| 007      | 237670 | 0045  | 2/27/08   | \$409,950  | \$353,000      | 1330               | 7         | 1985            | 3    | 3199     | N    | N           | 9213 COLLEGE WAY N     |
| 007      | 435870 | 0009  | 9/8/08    | \$460,000  | \$414,000      | 1340               | 7         | 1988            | 3    | 10915    | N    | N           | 10512 ASHWORTH AVE N   |
| 007      | 322604 | 9478  | 5/12/09   | \$385,000  | \$366,000      | 1350               | 7         | 1964            | 4    | 9000     | N    | N           | 9051 CORLISS AVE N     |
| 007      | 565910 | 0040  | 6/15/09   | \$475,000  | \$455,000      | 1350               | 7         | 1950            | 3    | 7642     | N    | N           | 8620 CORLISS AVE N     |
| 007      | 322604 | 9559  | 4/20/09   | \$482,796  | \$457,000      | 1350               | 7         | 1999            | 3    | 5001     | N    | N           | 8906 CORLISS AVE N     |
| 007      | 435870 | 0122  | 8/15/08   | \$422,500  | \$378,000      | 1370               | 7         | 1942            | 3    | 6500     | N    | N           | 1530 N 107TH ST        |
| 007      | 099300 | 2125  | 6/11/08   | \$367,000  | \$324,000      | 1400               | 7         | 2008            | 3    | 1093     | N    | N           | 8513 B STONE AVE N     |
| 007      | 099300 | 2345  | 12/9/08   | \$427,000  | \$393,000      | 1410               | 7         | 1916            | 4    | 5633     | N    | N           | 8501 ASHWORTH AVE N    |
| 007      | 312604 | 9520  | 7/10/09   | \$345,000  | \$332,000      | 1420               | 7         | 2008            | 3    | 1725     | N    | N           | 9207 INTERLAKE AVE N   |
| 007      | 099300 | 1951  | 1/29/08   | \$361,220  | \$309,000      | 1450               | 7         | 2007            | 3    | 1531     | N    | N           | 8512 NESBIT AVE N      |
| 007      | 099300 | 1950  | 2/19/08   | \$366,000  | \$314,000      | 1450               | 7         | 2007            | 3    | 1440     | N    | N           | 8514 NESBIT AVE N      |
| 007      | 312604 | 9516  | 8/26/09   | \$339,000  | \$330,000      | 1470               | 7         | 2008            | 3    | 1418     | N    | N           | 9203 B INTERLAKE AVE N |
| 007      | 312604 | 9515  | 9/1/09    | \$339,000  | \$330,000      | 1470               | 7         | 2008            | 3    | 1436     | N    | N           | 9203 A INTERLAKE AVE N |
| 007      | 099300 | 2128  | 5/7/08    | \$370,000  | \$324,000      | 1480               | 7         | 2008            | 3    | 1372     | N    | N           | 8511 A STONE AVE N     |
| 007      | 099300 | 2127  | 6/13/08   | \$374,999  | \$331,000      | 1480               | 7         | 2008            | 3    | 1384     | N    | N           | 8511 B STONE AVE N     |
| 007      | 322604 | 9564  | 5/8/09    | \$510,000  | \$485,000      | 1490               | 7         | 2008            | 3    | 5000     | N    | N           | 8900 CORLISS AVE N     |
| 007      | 926720 | 0216  | 5/9/08    | \$420,000  | \$368,000      | 1530               | 7         | 2007            | 3    | 1229     | N    | N           | 1152A N 93RD ST        |
| 007      | 926720 | 0215  | 8/14/08   | \$424,000  | \$380,000      | 1530               | 7         | 2007            | 3    | 1296     | N    | N           | 1152B N 93RD ST        |
| 007      | 304770 | 0085  | 7/21/08   | \$500,000  | \$445,000      | 1560               | 7         | 1916            | 4    | 6013     | N    | N           | 8551 DENSMORE AVE N    |
| 007      | 199720 | 0290  | 10/27/09  | \$415,000  | \$409,000      | 1580               | 7         | 1982            | 3    | 7490     | N    | N           | 8852 ASHWORTH AVE N    |
| 007      | 431070 | 2310  | 3/20/08   | \$480,000  | \$415,000      | 1590               | 7         | 1998            | 3    | 5000     | N    | N           | 9240 DENSMORE AVE N    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 926720 | 0228  | 8/15/08   | \$395,000  | \$354,000      | 1600               | 7         | 2007            | 3    | 1122     | N    | N           | 9307 STONE AVE N       |
| 007      | 926720 | 0226  | 5/15/08   | \$425,000  | \$372,000      | 1600               | 7         | 2007            | 3    | 1235     | N    | N           | 1154 N 93RD ST         |
| 007      | 926720 | 0225  | 7/17/08   | \$440,000  | \$391,000      | 1600               | 7         | 2007            | 3    | 1245     | N    | N           | 1156 N 93RD ST         |
| 007      | 802170 | 1260  | 6/11/09   | \$369,000  | \$353,000      | 1610               | 7         | 1986            | 3    | 2250     | Y    | N           | 2135 N 86TH ST         |
| 007      | 191980 | 0420  | 10/19/09  | \$422,000  | \$416,000      | 1630               | 7         | 1968            | 3    | 6770     | N    | N           | 9027 MERIDIAN AVE N    |
| 007      | 099300 | 1145  | 2/26/09   | \$417,000  | \$390,000      | 1650               | 7         | 1986            | 3    | 4100     | N    | N           | 8803 ASHWORTH AVE N    |
| 007      | 302230 | 0020  | 12/8/09   | \$450,000  | \$448,000      | 1680               | 7         | 1951            | 3    | 10917    | N    | N           | 9040 MERIDIAN AVE N    |
| 007      | 312604 | 9519  | 7/9/09    | \$355,000  | \$342,000      | 1690               | 7         | 2008            | 3    | 1256     | N    | N           | 9205 INTERLAKE AVE N   |
| 007      | 312604 | 9514  | 7/23/09   | \$369,000  | \$357,000      | 1820               | 7         | 2008            | 3    | 1519     | N    | N           | 9201 INTERLAKE AVE N   |
| 007      | 312604 | 9467  | 5/18/09   | \$379,000  | \$361,000      | 1820               | 7         | 2008            | 3    | 1475     | N    | N           | 9210 STONE AVE N       |
| 007      | 435870 | 0085  | 9/21/09   | \$405,000  | \$396,000      | 1910               | 7         | 1962            | 4    | 11960    | N    | N           | 10744 ASHWORTH AVE N   |
| 007      | 630000 | 0279  | 6/9/08    | \$475,000  | \$419,000      | 2010               | 7         | 1989            | 3    | 5384     | N    | N           | 10706 INTERLAKE AVE N  |
| 007      | 802170 | 1195  | 7/29/08   | \$665,000  | \$593,000      | 2300               | 7         | 2004            | 3    | 4500     | N    | N           | 8607 CORLISS AVE N     |
| 007      | 926720 | 0345  | 9/29/08   | \$320,000  | \$290,000      | 740                | 8         | 2005            | 3    | 1366     | N    | N           | 9219 STONE AVE N       |
| 007      | 312604 | 9383  | 2/26/08   | \$299,000  | \$257,000      | 770                | 8         | 2004            | 3    | 1253     | N    | N           | 9310 C STONE AVE N     |
| 007      | 312604 | 9440  | 6/24/08   | \$297,000  | \$263,000      | 800                | 8         | 2004            | 3    | 991      | N    | N           | 9310 A STONE AVE N     |
| 007      | 099300 | 2106  | 4/17/09   | \$312,000  | \$295,000      | 980                | 8         | 2005            | 3    | 1473     | N    | N           | 8501 STONE AVE N       |
| 007      | 431070 | 1422  | 12/1/08   | \$301,900  | \$277,000      | 1060               | 8         | 2005            | 3    | 1050     | N    | N           | 9555 INTERLAKE AVE N   |
| 007      | 431070 | 1420  | 7/31/08   | \$320,000  | \$286,000      | 1070               | 8         | 2005            | 3    | 1156     | N    | N           | 9553 INTERLAKE AVE N   |
| 007      | 099300 | 2177  | 12/2/08   | \$337,500  | \$310,000      | 1100               | 8         | 2000            | 3    | 1547     | N    | N           | 1306 N 85TH ST         |
| 007      | 312604 | 9125  | 6/19/08   | \$385,000  | \$340,000      | 1100               | 8         | 1952            | 4    | 9544     | N    | N           | 10347 DENSMORE AVE N   |
| 007      | 099300 | 2101  | 3/10/08   | \$348,075  | \$300,000      | 1140               | 8         | 2006            | 3    | 1214     | N    | N           | 1214 A N 85TH ST       |
| 007      | 431070 | 1320  | 2/12/08   | \$362,500  | \$311,000      | 1180               | 8         | 2005            | 3    | 1268     | N    | N           | 1312 N 95TH ST         |
| 007      | 099300 | 1558  | 2/12/08   | \$365,000  | \$313,000      | 1180               | 8         | 2005            | 3    | 1219     | N    | N           | 1201 N 88TH ST         |
| 007      | 099300 | 1557  | 12/19/08  | \$342,000  | \$315,000      | 1180               | 8         | 2005            | 3    | 1344     | N    | N           | 1207 N 88TH ST         |
| 007      | 099300 | 0157  | 11/9/09   | \$339,500  | \$336,000      | 1220               | 8         | 2003            | 3    | 1683     | N    | N           | 8847 A INTERLAKE AVE N |
| 007      | 617800 | 0033  | 9/12/08   | \$379,990  | \$342,000      | 1220               | 8         | 2006            | 3    | 1425     | N    | N           | 9212 B DENSMORE AVE N  |
| 007      | 617800 | 0032  | 12/9/09   | \$353,000  | \$351,000      | 1220               | 8         | 2006            | 3    | 1180     | N    | N           | 9214 B DENSMORE AVE N  |
| 007      | 926720 | 0207  | 9/17/08   | \$300,000  | \$271,000      | 1240               | 8         | 2006            | 3    | 1163     | N    | N           | 1146 A N 93RD ST       |
| 007      | 099300 | 0338  | 8/13/09   | \$362,950  | \$352,000      | 1270               | 8         | 2006            | 3    | 1346     | N    | N           | 8846 B MIDVALE AVE N   |
| 007      | 099300 | 0276  | 9/14/09   | \$402,000  | \$393,000      | 1360               | 8         | 2005            | 3    | 1960     | N    | N           | 8845 STONE AVE N       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 431070 | 3021  | 6/11/09   | \$339,000  | \$325,000      | 1390               | 8         | 2008            | 3    | 1194     | N    | N           | 9219 B INTERLAKE AVE N |
| 007      | 431070 | 3023  | 7/24/09   | \$339,000  | \$328,000      | 1390               | 8         | 2008            | 3    | 1196     | N    | N           | 9219 A INTERLAKE AVE N |
| 007      | 431070 | 3027  | 7/15/09   | \$339,000  | \$327,000      | 1400               | 8         | 2008            | 3    | 1308     | N    | N           | 9209 B INTERLAKE AVE N |
| 007      | 431070 | 3025  | 10/5/09   | \$335,000  | \$329,000      | 1400               | 8         | 2008            | 3    | 1295     | N    | N           | 9209 B INTERLAKE AVE N |
| 007      | 431070 | 3022  | 8/7/09    | \$339,000  | \$329,000      | 1450               | 8         | 2008            | 3    | 1296     | N    | N           | 9217 A INTERLAKE AVE N |
| 007      | 431070 | 3020  | 8/24/09   | \$339,000  | \$330,000      | 1450               | 8         | 2008            | 3    | 1216     | N    | N           | 9217 B INTERLAKE AVE N |
| 007      | 312604 | 9061  | 7/14/09   | \$371,400  | \$358,000      | 1510               | 8         | 2004            | 3    | 1280     | N    | N           | 9216 A STONE AVE N     |
| 007      | 099300 | 2236  | 6/12/08   | \$349,000  | \$308,000      | 1520               | 8         | 2004            | 3    | 1480     | N    | N           | 8509 A INTERLAKE AVE N |
| 007      | 802170 | 0490  | 8/17/09   | \$450,000  | \$437,000      | 1530               | 8         | 2009            | 3    | 2250     | N    | N           | 2109 N 89TH ST         |
| 007      | 802170 | 0495  | 11/25/09  | \$465,950  | \$462,000      | 1560               | 8         | 2009            | 3    | 2250     | N    | N           | 2105 N 89TH ST         |
| 007      | 099300 | 1076  | 5/19/09   | \$387,500  | \$369,000      | 1590               | 8         | 2005            | 3    | 1412     | N    | N           | 8827 A INTERLAKE AVE N |
| 007      | 431070 | 3024  | 5/14/09   | \$339,000  | \$323,000      | 1610               | 8         | 2008            | 3    | 1350     | N    | N           | 9215 B INTERLAKE AVE N |
| 007      | 431070 | 3026  | 6/19/09   | \$339,000  | \$325,000      | 1610               | 8         | 2008            | 3    | 1332     | N    | N           | 9215 A INTERLAKE AVE N |
| 007      | 802170 | 0485  | 9/21/09   | \$550,000  | \$538,000      | 2360               | 8         | 2009            | 3    | 2250     | N    | N           | 2113 N 89TH ST         |
| 007      | 312604 | 9133  | 2/2/09    | \$640,000  | \$596,000      | 2680               | 8         | 2008            | 3    | 6367     | N    | N           | 10034 ASHWORTH AVE N   |
| 007      | 312604 | 9220  | 2/12/09   | \$686,000  | \$640,000      | 2810               | 10        | 2008            | 3    | 3836     | N    | N           | 8527 CAROLINE AVE N    |
| 007      | 312604 | 9472  | 9/19/08   | \$795,000  | \$718,000      | 2920               | 10        | 2008            | 3    | 5010     | N    | N           | 8529 CAROLINE AVE N    |



**Improved Sales Removed from this Annual Update Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                |
|----------|--------|-------|-----------|------------|---|
| 002      | 615070 | 0349  | 5/30/08   | \$389,950  | DIAGNOSTIC OUTLIER                      |
| 002      | 615070 | 0403  | 7/15/09   | \$114,605  | QUIT CLAIM DEED                         |
| 002      | 645030 | 4280  | 9/9/09    | \$300,000  | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 002      | 645030 | 4495  | 1/16/09   | \$111,882  | QUIT CLAIM DEED                         |
| 002      | 645030 | 4725  | 7/23/09   | \$163,500  | DIAGNOSTIC OUTLIER                      |
| 003      | 202604 | 9078  | 9/25/08   | \$155,000  | QUIT CLAIM DEED                         |
| 003      | 283460 | 0095  | 9/4/08    | \$110,500  | DOR RATIO                               |
| 003      | 641510 | 0283  | 6/17/09   | \$293,000  | DIAGNOSTIC OUTLIER                      |
| 003      | 641510 | 0324  | 9/23/09   | \$223,984  | DOR RATIO                               |
| 003      | 641510 | 0382  | 2/13/09   | \$424,350  | DIAGNOSTIC OUTLIER                      |
| 003      | 645030 | 0960  | 5/16/08   | \$120,000  | QUIT CLAIM DEED                         |
| 003      | 645030 | 1820  | 3/12/08   | \$127,297  | QUIT CLAIM DEED                         |
| 005      | 303420 | 0006  | 10/21/09  | \$572,500  | OBSOLESCENCE > 0                        |
| 005      | 303420 | 0201  | 4/20/09   | \$185,208  | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 005      | 303420 | 0350  | 12/11/09  | \$400,000  | DIAGNOSTIC OUTLIER                      |
| 005      | 303420 | 0443  | 5/14/09   | \$169,227  | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 005      | 303420 | 0653  | 6/8/09    | \$539,000  | DIAGNOSTIC OUTLIER                      |
| 005      | 446840 | 0295  | 9/25/08   | \$314,950  | DATA DOES NOT MATCH SALE                |
| 005      | 446840 | 0299  | 8/19/08   | \$314,950  | DATA DOES NOT MATCH SALE                |
| 005      | 446840 | 0300  | 8/18/08   | \$314,950  | DATA DOES NOT MATCH SALE                |
| 005      | 641160 | 0030  | 10/24/08  | \$250,500  | NON-REPRESENTATIVE SALE                 |
| 005      | 641210 | 0166  | 7/9/08    | \$220,000  | DIAGNOSTIC OUTLIER                      |
| 005      | 750350 | 0010  | 10/21/09  | \$562,120  | DIAGNOSTIC OUTLIER                      |
| 007      | 099300 | 1438  | 11/30/09  | \$110,000  | DOR RATIO                               |
| 007      | 099300 | 2101  | 3/10/08   | \$348,075  | RELOCATION - SALE TO SERVICE            |
| 007      | 099300 | 2325  | 10/20/09  | \$395,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 199720 | 0050  | 1/2/09    | \$590,000  | MORE THAN 1 HOUSE                       |
| 007      | 199720 | 0055  | 1/16/09   | \$579,000  | DATA DOES NOT MATCH SALE                |
| 007      | 295790 | 0095  | 2/12/08   | \$537,931  | EXEMPT FROM EXCISE TAX                  |
| 007      | 295790 | 0110  | 6/30/09   | \$240,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 295790 | 0110  | 10/8/09   | \$399,950  | DATA DOES NOT MATCH SALE                |
| 007      | 304770 | 0183  | 10/24/09  | \$522,000  | DATA DOES NOT MATCH SALE                |
| 007      | 304770 | 0185  | 5/12/09   | \$399,950  | DIAGNOSTIC OUTLIER                      |
| 007      | 304770 | 0225  | 6/20/08   | \$400,464  | FORCED SALE                             |
| 007      | 304770 | 0230  | 3/7/08    | \$513,001  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 007      | 304770 | 0230  | 8/12/08   | \$575,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 312604 | 9118  | 2/18/09   | \$334,950  | ACTIVE PERMIT BEFORE SALE>25K           |
| 007      | 312604 | 9126  | 8/12/08   | \$380,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 312604 | 9281  | 4/3/09    | \$441,750  | RELOCATION - SALE TO SERVICE            |
| 007      | 312604 | 9310  | 7/28/08   | \$380,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 312604 | 9339  | 4/6/09    | \$207,122  | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 007      | 312604 | 9460  | 7/14/09   | \$580,000  | ACTIVE PERMIT BEFORE SALE>25K           |
| 007      | 312604 | 9491  | 8/25/09   | \$513,000  | DATA DOES NOT MATCH SALE                |
| 007      | 312604 | 9517  | 6/4/09    | \$339,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 312604 | 9518  | 5/28/09   | \$339,000  | DIAGNOSTIC OUTLIER                      |
| 007      | 322604 | 9305  | 5/23/08   | \$347,332  | UNFINISHED AREA > 0                     |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                           |
|----------|--------|-------|-----------|------------|------------------------------------|
| 007      | 322604 | 9559  | 9/18/09   | \$482,796  | EXEMPT FROM EXCISE TAX             |
| 007      | 431070 | 0235  | 11/23/09  | \$145,000  | DOR RATIO                          |
| 007      | 431070 | 0235  | 6/25/09   | \$290,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 431070 | 0550  | 9/1/09    | \$550,000  | OBSOLESCENCE > 0                   |
| 007      | 431070 | 0810  | 5/26/09   | \$350,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 431070 | 1455  | 4/1/09    | \$300,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 431070 | 1588  | 6/18/08   | \$132,175  | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 007      | 431070 | 2600  | 8/20/09   | \$280,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 431070 | 2610  | 10/9/09   | \$280,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 431070 | 2755  | 10/6/08   | \$326,000  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2756  | 10/17/08  | \$325,500  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2757  | 10/6/08   | \$339,000  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2758  | 12/22/08  | \$299,950  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2759  | 3/9/09    | \$289,950  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2760  | 12/22/08  | \$294,950  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2761  | 8/5/08    | \$319,950  | DATA DOES NOT MATCH SALE           |
| 007      | 431070 | 2855  | 11/20/09  | \$316,550  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2855  | 5/26/09   | \$354,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2856  | 5/15/09   | \$354,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2857  | 10/26/09  | \$335,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2859  | 8/11/09   | \$349,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2860  | 5/15/09   | \$349,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2861  | 6/1/09    | \$369,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2862  | 4/28/09   | \$365,000  | PERCENT COMPLETE CODED             |
| 007      | 431070 | 2888  | 2/13/09   | \$200,000  | EXEMPT FROM EXCISE TAX             |
| 007      | 431070 | 2945  | 12/26/08  | \$215,613  | QUIT CLAIM DEED                    |
| 007      | 435870 | 0174  | 2/25/08   | \$230,000  | GOVERNMENT AGENCY                  |
| 007      | 435870 | 0176  | 8/21/09   | \$259,950  | DATA DOES NOT MATCH SALE           |
| 007      | 435870 | 0189  | 11/10/09  | \$264,950  | DATA DOES NOT MATCH SALE           |
| 007      | 435870 | 0190  | 8/11/09   | \$264,950  | DATA DOES NOT MATCH SALE           |
| 007      | 546430 | 0010  | 9/22/08   | \$250,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 546430 | 0220  | 4/1/08    | \$370,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 546430 | 0275  | 6/5/08    | \$350,000  | NON-REPRESENTATIVE SALE            |
| 007      | 617800 | 0033  | 9/3/08    | \$379,990  | RELOCATION - SALE TO SERVICE       |
| 007      | 630000 | 0301  | 12/16/09  | \$355,000  | DIAGNOSTIC OUTLIER                 |
| 007      | 630000 | 0425  | 8/18/09   | \$300,000  | MORE THAN 1 HOUSE                  |
| 007      | 630000 | 0426  | 10/1/09   | \$304,000  | DATA DOES NOT MATCH SALE           |
| 007      | 630000 | 0428  | 8/19/09   | \$305,000  | DATA DOES NOT MATCH SALE           |
| 007      | 630000 | 0429  | 10/19/09  | \$304,000  | DATA DOES NOT MATCH SALE           |
| 007      | 630000 | 0430  | 11/4/09   | \$270,000  | DATA DOES NOT MATCH SALE           |
| 007      | 630050 | 0445  | 2/26/09   | \$142,000  | BANKRUPTCY - RECEIVER OR TRUSTEE   |
| 007      | 802170 | 0480  | 4/4/08    | \$600,000  | TEAR DOWN                          |
| 007      | 873000 | 0260  | 12/17/09  | \$282,500  | DATA DOES NOT MATCH SALE           |
| 007      | 912910 | 0040  | 6/15/09   | \$400,000  | CORPORATE AFFILIATES               |
| 007      | 952410 | 0155  | 9/5/08    | \$612,000  | DIAGNOSTIC OUTLIER                 |

***Vacant Sales Used in this Annual Update Analysis  
Area 6***

| <b>Sub<br/>Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale<br/>Date</b> | <b>Sale<br/>Price</b> | <b>Lot<br/>Size</b> | <b>View</b> | <b>Water-<br/>front</b> |
|---------------------|--------------|--------------|----------------------|-----------------------|---------------------|-------------|-------------------------|
| 003                 | 283210       | 0855         | 10/7/2009            | 105000                | 8780                | Y           | N                       |
| 005                 | 303420       | 0735         | 9/11/2009            | 624000                | 26020               | Y           | N                       |
| 007                 | 312604       | 9458         | 3/12/2008            | 201000                | 6611                | N           | Y                       |

***Vacant Sales Removed from this Annual Update Analysis  
Area 6***

| <b>Sub<br/>Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale<br/>Date</b> | <b>Sale<br/>Price</b> | <b>Comments</b>                  |
|---------------------|--------------|--------------|----------------------|-----------------------|----------------------------------|
| 002                 | 614970       | 0140         | 9/15/2009            | 96350                 | BANKRUPTCY - RECEIVER OR TRUSTEE |

## **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)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **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.*



## 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](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor