

**Residential Revalue**

**2011 Assessment Roll**

**East Ballard**

**AREA 82**

**King County Department of Assessments  
Seattle, Washington**



## **King County**

**Department of Assessments**

**Accounting Division**

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

**Lloyd Hara**  
*Assessor*

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2011 Assessment Roll

**Area Name / Number:** East Ballard / 82

**Previous Physical Inspection:** 2010

**Improved Sales:**

Number of Sales: 701

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2010 Value</b>	\$167,600	\$218,800	\$386,400			
<b>2011 Value</b>	\$167,600	\$216,500	\$384,100	\$419,900	91.5%	9.24%
<b>Change</b>	\$0	-\$2,300	-\$2,300			
<b>% Change</b>	0.0%	-1.1%	-0.6%			

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

\*\* Sales time adjusted to 1/1/2011.

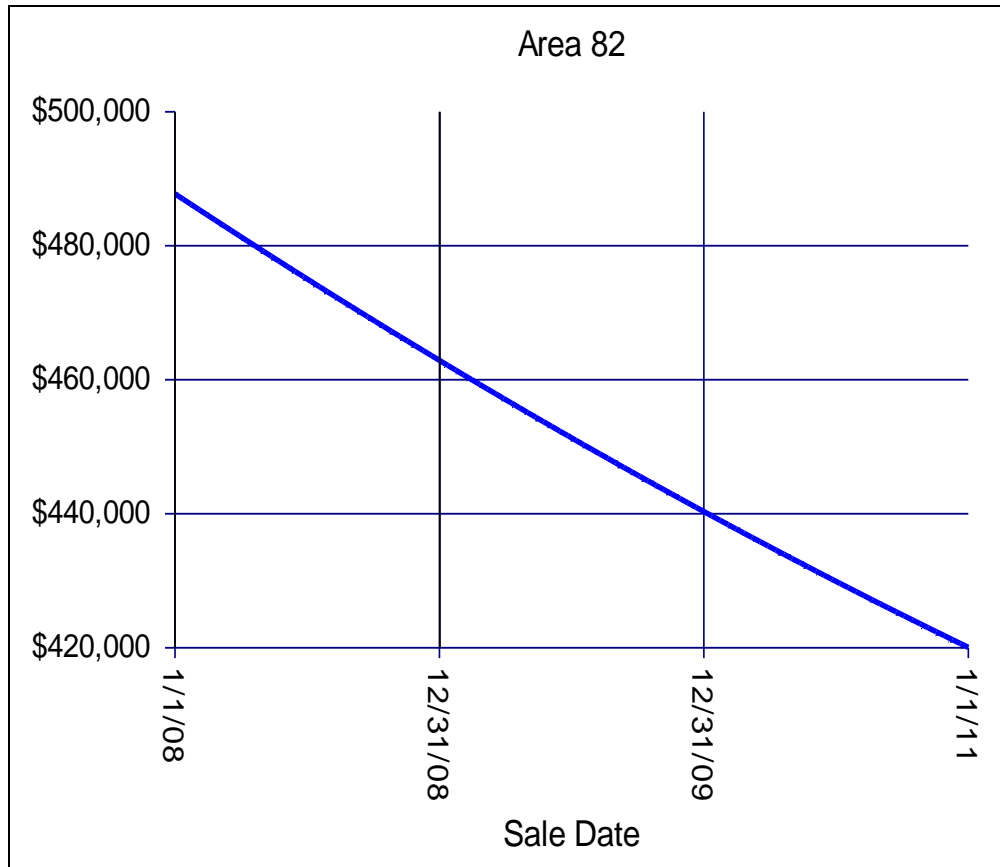
Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2010 Value</b>	\$194,400	\$195,600	\$390,000
<b>2011 Value</b>	\$194,400	\$191,100	\$385,500
<b>Percent Change</b>	-0.0%	-2.3%	-1.2%

Number of one to three unit residences in the Population: 6,064

**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 townhomes had a lower assessment ratio than others and their values were adjusted upwards. The remaining parcels required a single standard area adjustment.

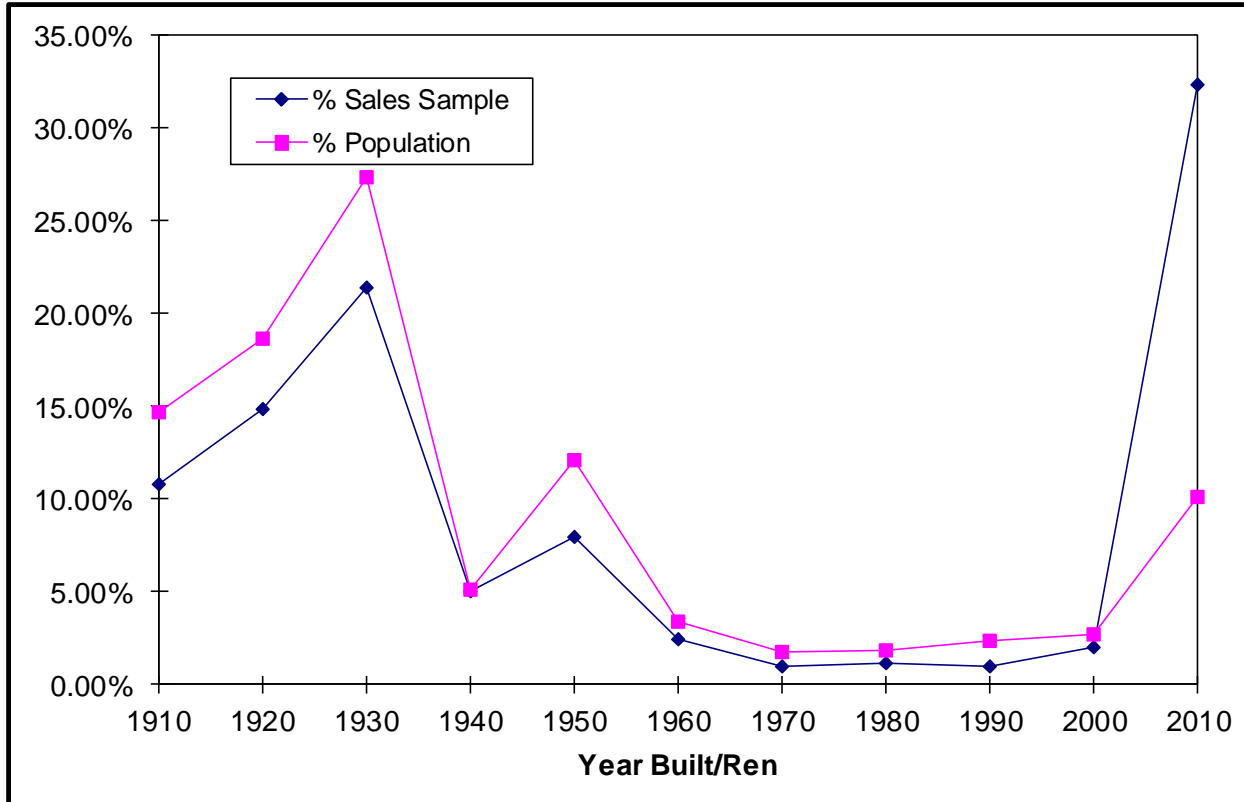
**Market Change of Average Sale Price in Area 82**  
**From 1/1/2008 to 1/1/2011**



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	76	10.84%
1920	104	14.84%
1930	150	21.40%
1940	35	4.99%
1950	56	7.99%
1960	17	2.43%
1970	7	1.00%
1980	8	1.14%
1990	7	1.00%
2000	14	2.00%
2010	227	32.38%
	701	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	889	14.66%
1920	1131	18.65%
1930	1660	27.37%
1940	311	5.13%
1950	732	12.07%
1960	204	3.36%
1970	106	1.75%
1980	112	1.85%
1990	144	2.37%
2000	164	2.70%
2010	611	10.08%
	6064	

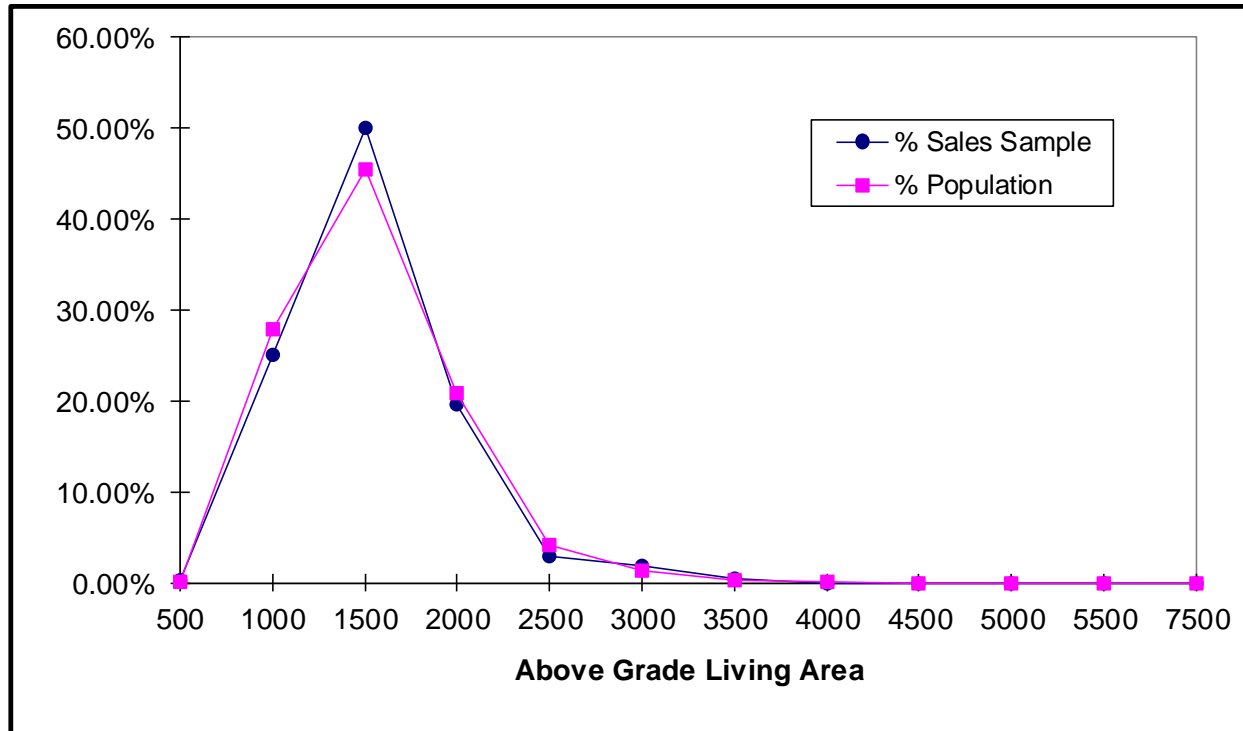


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	2	0.29%
1000	176	25.11%
1500	350	49.93%
2000	137	19.54%
2500	20	2.85%
3000	13	1.85%
3500	3	0.43%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	701	

<b>Population</b>		
AGLA	Frequency	% Population
500	9	0.15%
1000	1691	27.89%
1500	2751	45.37%
2000	1259	20.76%
2500	251	4.14%
3000	82	1.35%
3500	17	0.28%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6064	

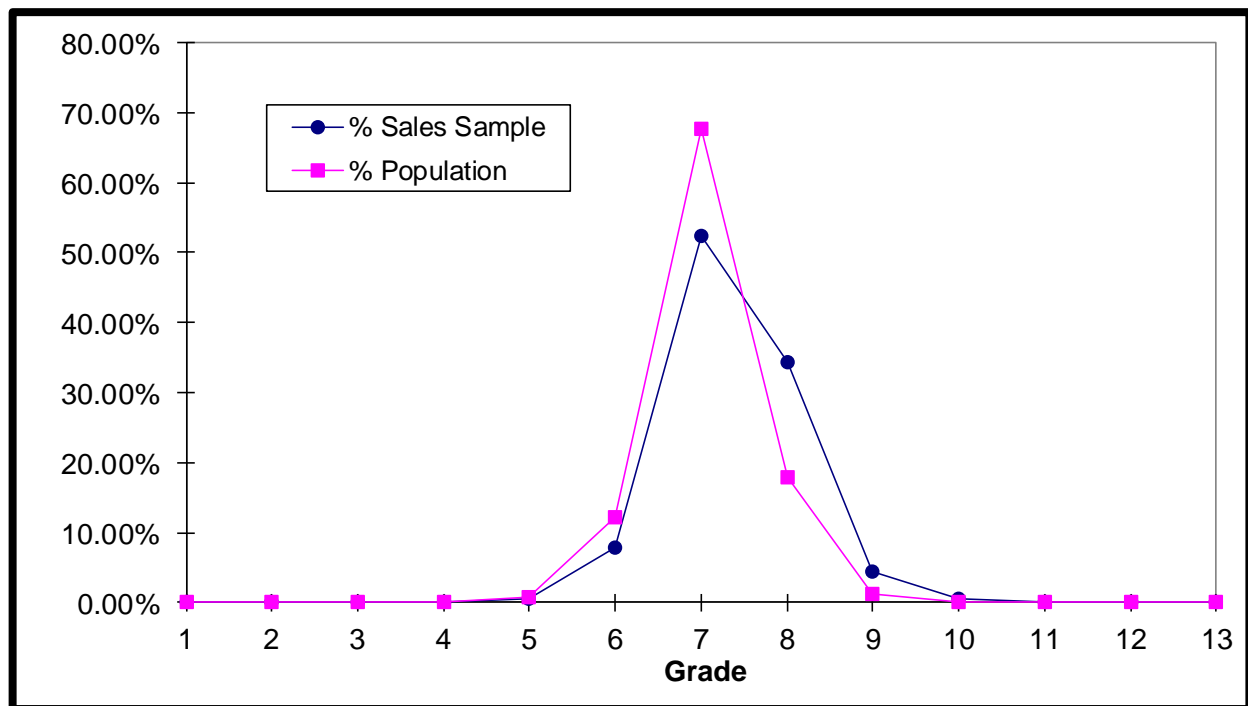


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.14%
5	4	0.57%
6	55	7.85%
7	367	52.35%
8	240	34.24%
9	31	4.42%
10	3	0.43%
11	0	0.00%
12	0	0.00%
13	0	0.00%
701		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	53	0.87%
6	743	12.25%
7	4099	67.60%
8	1080	17.81%
9	80	1.32%
10	7	0.12%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6064		



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

The map displays a detailed street grid for Area 82. Two specific sub-areas are highlighted with yellow boxes and labels: 'Sub 11' and 'Sub 2'. 'Sub 11' is located in the upper portion of the map, bounded by N.W. 85th ST. to the north and 15th AVE N.W. to the west. 'Sub 2' is located in the lower portion, bounded by 15th AVE N.W. to the west and N.W. Leary Way to the south. Major streets shown include N.W. 85th ST., N.W. 65th ST., 15th AVE N.W., 3rd AVE N.W., Greenwood AVE N., and N.W. Leary Way. To the east of the main street grid, Green Lake and Woodland Park Zoo are indicated. At the bottom of the map, there is a north arrow, a scale bar (0.00 to 0.25 Miles), and the date 'May 13, 2010'. A disclaimer and copyright notice are also present at the bottom left, and the 'King County Department of Assessments' logo is at the bottom right.

Area 82 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no warranty, either expressed or implied, as to its accuracy, completeness, timeliness, or fitness for the use of such information. King County shall not be liable for any damages, including but not limited to, lost revenues or lost profits resulting from the use or reliance on the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

May 13, 2010

0.00 0.05 0.10 0.25 Miles

King County Department of Assessments

# Annual Update Process

***Effective Date of Appraisal: January 1, 2011***

***Date of Appraisal Report: June 23, 2011***

## ***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.

## ***Data Utilized***

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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***

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on one usable land sale available in the area and supplemented by the slight value decrease in sales of improved parcels, no change in valuation was made in land assessment for the 2011 Assessment Year.

The formula is:

**2011 Land Value = 2010 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 townhomes had a lower assessment ratio than others and their values were adjusted upwards. The remaining parcels required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 701 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

## ***Model Validation***

The resulting assessment level is 91.5%. 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 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -1.2%. 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.

## Area 82 Annual Update Model Adjustments

**2011 Total Value = 2010 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.

### Standard Area Adjustment

-1.25%

Townhouse	Yes
% Adjustment	2.17%

#### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhome parcel would *approximately* receive a 2.17% upward adjustment. 466 parcels in the improved population would receive this adjustment. There were 188 sales.

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

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

92% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 82 Sale Price changes** (Relative to 1/1/2011 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 1/1/2011</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.861	-13.9%
2/1/2008	0.865	-13.5%
3/1/2008	0.869	-13.1%
4/1/2008	0.872	-12.8%
5/1/2008	0.876	-12.4%
6/1/2008	0.880	-12.0%
7/1/2008	0.884	-11.6%
8/1/2008	0.888	-11.2%
9/1/2008	0.892	-10.8%
10/1/2008	0.896	-10.4%
11/1/2008	0.900	-10.0%
12/1/2008	0.903	-9.7%
1/1/2009	0.907	-9.3%
2/1/2009	0.911	-8.9%
3/1/2009	0.915	-8.5%
4/1/2009	0.919	-8.1%
5/1/2009	0.923	-7.7%
6/1/2009	0.927	-7.3%
7/1/2009	0.930	-7.0%
8/1/2009	0.934	-6.6%
9/1/2009	0.938	-6.2%
10/1/2009	0.942	-5.8%
11/1/2009	0.946	-5.4%
12/1/2009	0.950	-5.0%
1/1/2010	0.954	-4.6%
2/1/2010	0.958	-4.2%
3/1/2010	0.961	-3.9%
4/1/2010	0.965	-3.5%
5/1/2010	0.969	-3.1%
6/1/2010	0.973	-2.7%
7/1/2010	0.977	-2.3%
8/1/2010	0.981	-1.9%
9/1/2010	0.985	-1.5%
10/1/2010	0.988	-1.2%
11/1/2010	0.992	-0.8%
12/1/2010	0.996	-0.4%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

<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	0.872	\$458,000
Sale 2	\$475,000	10/1/2009	0.942	\$447,000
Sale 3	\$515,000	7/1/2010	0.977	\$503,000

\* The adjusted sale price has been rounded.

# Annual Update Ratio Study Report (Before)

## 2010 Assessments

<b>District/Team:</b> NW / Team 4	<b>Appr. Date:</b> 1/1/2010	<b>Date of Report:</b> 6/22/2011	<b>Sales Dates:</b> 1/2008 - 12/2010
<b>Area</b> East Ballard / 82	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	701
<b>Mean Assessed Value</b>	386,400
<b>Mean Adj. Sales Price</b>	419,900
<b>Standard Deviation AV</b>	92,034
<b>Standard Deviation SP</b>	108,349

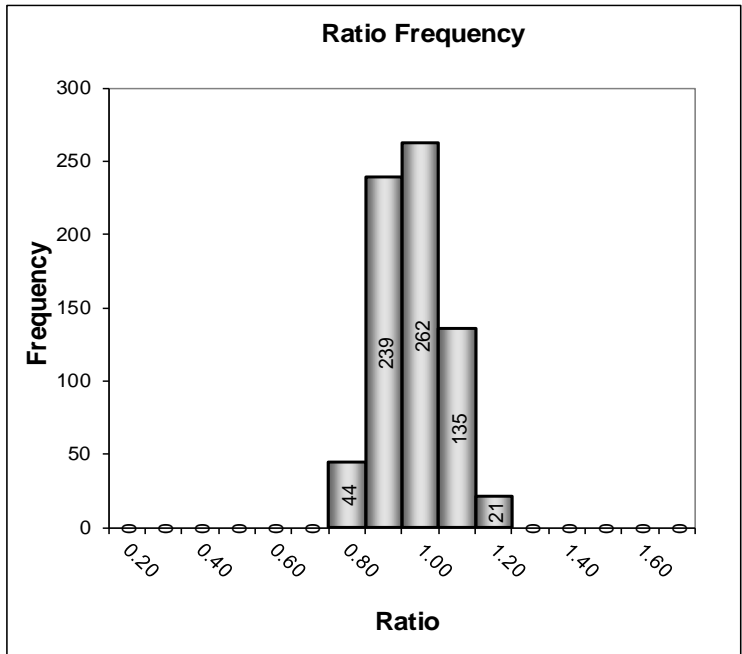
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.928
<b>Median Ratio</b>	0.922
<b>Weighted Mean Ratio</b>	0.920

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.710
<b>Highest ratio:</b>	1.181
<b>Coefficient of Dispersion</b>	7.65%
<b>Standard Deviation</b>	0.087
<b>Coefficient of Variation</b>	9.40%
<b>Price Related Differential (PRD)</b>	1.009

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.914
Upper limit	0.931
<b>95% Confidence: Mean</b>	
Lower limit	0.922
Upper limit	0.935

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6064
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.087
<b>Recommended minimum:</b>	12
<b>Actual sample size:</b>	701
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	367
# ratios above mean:	334
z:	1.246
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 82

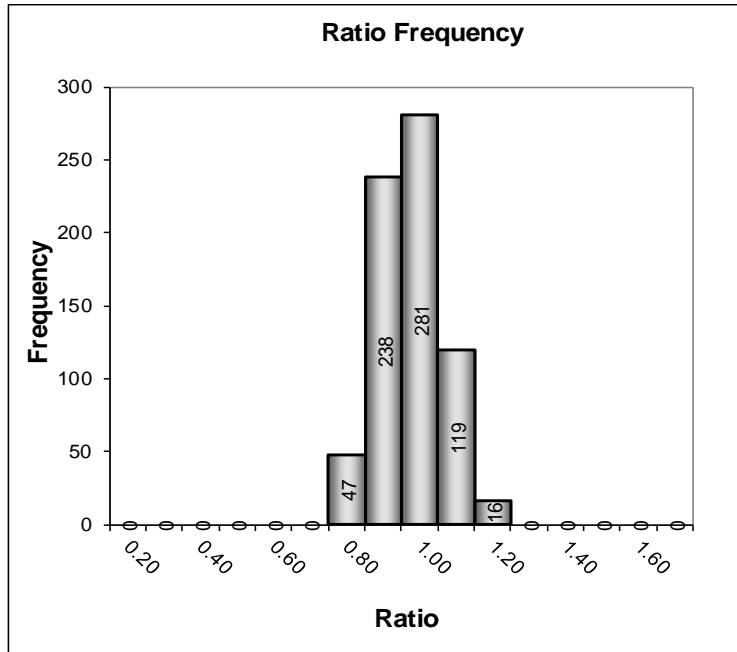
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

# Annual Update Ratio Study Report (After)

## 2011 Assessments

<b>District/Team:</b> NW / Team 4	<b>Appr. Date:</b> 1/1/2011	<b>Date of Report:</b> 6/22/2011	<b>Sales Dates:</b> 1/2008 - 12/2010
<b>Area</b> East Ballard / 82	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	701
<b>Mean Assessed Value</b>	384,100
<b>Mean Sales Price</b>	419,900
<b>Standard Deviation AV</b>	89,084
<b>Standard Deviation SP</b>	108,349
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.924
<b>Median Ratio</b>	0.919
<b>Weighted Mean Ratio</b>	0.915
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.721
<b>Highest ratio:</b>	1.166
<b>Coefficient of Dispersion</b>	7.46%
<b>Standard Deviation</b>	0.085
<b>Coefficient of Variation</b>	9.24%
<b>Price Related Differential (PRD)</b>	1.010
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.912
Upper limit	0.927
<b>95% Confidence: Mean</b>	
Lower limit	0.917
Upper limit	0.930
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6064
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.085
<b>Recommended minimum:</b>	12
<b>Actual sample size:</b>	701
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	365
# ratios above mean:	336
z:	1.095
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 82

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

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

### ***Residential Building Grades***

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

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	047500	0070	1/5/10	\$170,500	\$163,000	610	5	1956	2	2306	N	N	326 NW 54TH ST
2	276770	4506	2/28/10	\$275,000	\$264,000	950	5	1910	5	1850	N	N	1138 NW 61ST ST
2	198220	0850	10/9/08	\$401,000	\$360,000	590	6	1916	5	1170	Y	N	4507 3RD AVE NW
2	251600	0275	3/26/08	\$323,200	\$282,000	600	6	1905	4	3000	N	N	4223 5TH AVE NW
2	198220	0770	12/5/08	\$384,950	\$348,000	640	6	1936	4	3880	N	N	361 NW 46TH ST
2	198220	0780	3/25/08	\$387,750	\$338,000	650	6	1921	4	3880	N	N	355 NW 46TH ST
2	276960	0690	8/15/08	\$285,845	\$254,000	660	6	1906	2	5000	N	N	511 NW 62ND ST
2	198220	0130	7/1/09	\$380,000	\$354,000	730	6	1912	5	3340	N	N	330 NW 49TH ST
2	017000	0064	11/5/10	\$405,000	\$402,000	750	6	1950	4	4560	N	N	4402 4TH AVE NW
2	276830	1485	5/17/10	\$366,000	\$355,000	800	6	1911	5	2475	N	N	941 NW 51ST ST
2	047500	0535	1/20/10	\$288,750	\$276,000	800	6	1901	4	3737	N	N	654 NW 53RD ST
2	276960	1260	5/5/08	\$485,000	\$425,000	850	6	1908	5	3737	N	N	6047 7TH AVE NW
2	276960	1304	3/28/08	\$405,000	\$353,000	850	6	1904	4	3915	N	N	6122 8TH AVE NW
2	276960	0360	4/7/10	\$375,000	\$362,000	850	6	1912	4	5000	N	N	6043 4TH AVE NW
2	047500	0895	2/11/10	\$310,000	\$297,000	860	6	1910	3	5000	N	N	610 NW 52ND ST
2	198220	0750	7/20/09	\$327,500	\$305,000	880	6	1918	3	2880	N	N	4606 6TH AVE NW
2	198220	0752	6/19/09	\$313,000	\$291,000	920	6	1918	3	2970	N	N	4602 6TH AVE NW
2	301930	0080	4/28/08	\$485,000	\$425,000	1280	6	1944	4	5000	N	N	844 NW 54TH ST
2	276790	0130	3/4/09	\$399,000	\$365,000	690	7	1947	4	5000	N	N	836 NW 58TH ST
2	276790	0545	11/11/08	\$365,000	\$329,000	740	7	1905	4	2500	N	N	5713 14TH AVE NW
2	860590	0055	11/19/09	\$430,000	\$408,000	740	7	1987	5	3000	N	N	4336 5TH AVE NW
2	276960	2575	6/9/08	\$394,000	\$347,000	750	7	1910	4	2500	N	N	6222 5TH AVE NW
2	047500	1250	6/18/10	\$350,000	\$341,000	760	7	1915	4	5000	N	N	331 NW 51ST ST
2	276810	0545	3/25/08	\$405,000	\$353,000	780	7	1944	3	3135	N	N	1103 NW 56TH ST
2	047500	1020	7/21/10	\$325,000	\$318,000	780	7	1949	4	5000	N	N	605 NW 52ND ST
2	045200	1930	7/8/08	\$449,950	\$398,000	790	7	1938	4	5000	N	N	935 NW 63RD ST
2	276770	4055	4/11/08	\$438,000	\$383,000	800	7	1906	4	5000	N	N	1123 NW 64TH ST
2	045200	0610	5/19/10	\$346,000	\$336,000	810	7	1908	4	3300	N	N	837 NW 63RD ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	1055	8/21/09	\$410,000	\$384,000	820	7	1948	5	7500	N	N	6034 7TH AVE NW
2	276770	4560	2/6/10	\$457,800	\$439,000	830	7	1924	4	3250	N	N	1102 NW 60TH ST
2	930730	0055	3/23/09	\$423,000	\$388,000	840	7	1926	5	4100	N	N	811 NW 56TH ST
2	276790	0100	8/25/09	\$460,000	\$431,000	840	7	1941	5	5000	N	N	808 NW 58TH ST
2	045200	1360	9/15/09	\$418,500	\$393,000	850	7	1944	4	5000	N	N	854 NW 64TH ST
2	198220	0460	10/21/09	\$370,000	\$349,000	850	7	1940	4	3880	Y	N	311 NW 48TH ST
2	276960	0505	4/27/09	\$425,000	\$392,000	870	7	1922	4	3737	Y	N	6006 5TH AVE NW
2	045200	2015	7/27/09	\$422,000	\$394,000	870	7	1946	4	5000	N	N	6201 9TH AVE NW
2	276830	1214	7/23/09	\$338,000	\$315,000	870	7	1923	4	3121	N	N	908 NW 51ST ST
2	860590	0115	5/19/08	\$372,500	\$327,000	880	7	1909	3	3000	N	N	4337 4TH AVE NW
2	276810	0625	10/26/09	\$349,500	\$330,000	890	7	1900	3	5000	N	N	937 NW 56TH ST
2	198220	0560	12/28/10	\$289,900	\$290,000	900	7	1918	3	3880	N	N	366 NW 47TH ST
2	047500	1360	10/9/08	\$290,000	\$260,000	920	7	1948	2	6300	N	N	5014 8TH AVE NW
2	276960	1449	6/18/08	\$329,950	\$291,000	920	7	2008	3	1193	N	N	6209 7TH AVE NW
2	276960	1455	9/24/08	\$327,000	\$293,000	920	7	2008	3	1193	N	N	6213 7TH AVE NW
2	276960	1456	7/9/08	\$320,000	\$283,000	920	7	2008	3	1318	N	N	6215 7TH AVE NW
2	276960	1450	6/5/08	\$319,950	\$282,000	920	7	2008	3	1318	N	N	6211 7TH AVE NW
2	930730	0095	5/12/10	\$329,670	\$320,000	920	7	1926	3	4100	N	N	820 NW MARKET ST
2	122503	9049	3/25/08	\$378,000	\$329,000	930	7	1940	4	2410	N	N	5217 8TH AVE NW
2	122503	9003	6/19/09	\$452,000	\$420,000	930	7	1941	4	4960	N	N	849 NW 54TH ST
2	860590	0110	5/18/10	\$395,000	\$384,000	930	7	1909	5	3000	N	N	4333 4TH AVE NW
2	276960	2120	11/3/09	\$350,000	\$331,000	940	7	1940	3	5000	N	N	6227 5TH AVE NW
2	045200	1475	7/24/09	\$399,950	\$373,000	960	7	1906	4	3600	N	N	911 NW 65TH ST
2	047500	1382	5/8/09	\$422,000	\$390,000	970	7	1942	3	4000	N	N	639 NW 51ST ST
2	276790	0345	12/22/09	\$465,000	\$443,000	990	7	1941	4	5000	N	N	1116 NW 58TH ST
2	276780	0401	3/19/08	\$391,000	\$340,000	1010	7	1926	3	3800	Y	N	5806 4TH AVE NW
2	276780	0400	6/16/10	\$421,500	\$411,000	1010	7	1910	4	3800	Y	N	5808 4TH AVE NW
2	276770	4905	6/16/10	\$387,000	\$377,000	1010	7	1909	4	4500	N	N	1120 NW 59TH ST
2	276810	0070	12/8/09	\$340,000	\$323,000	1010	7	1943	3	5000	N	N	912 NW 56TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	047500	1375	10/3/08	\$429,000	\$384,000	1020	7	1942	4	4000	N	N	647 NW 51ST ST
2	198220	1180	4/27/10	\$370,000	\$358,000	1030	7	1944	3	4100	N	N	639 NW 48TH ST
2	276960	0263	4/2/08	\$505,000	\$441,000	1040	7	1948	3	4500	Y	N	316 NW 60TH ST
2	744200	0010	3/19/10	\$410,000	\$395,000	1040	7	2001	3	4517	N	N	501 NW 42ND ST
2	276960	1850	10/30/08	\$375,000	\$337,000	1040	7	1916	3	4000	N	N	6249 6TH AVE NW
2	276770	4155	10/21/09	\$340,000	\$321,000	1040	7	1919	3	2500	N	N	1103 NW 63RD ST
2	276770	5080	4/26/10	\$425,000	\$412,000	1040	7	1910	4	5000	N	N	811 NW 60TH ST
2	276810	0040	5/7/10	\$382,500	\$371,000	1050	7	1907	4	5000	N	N	915 NW 57TH ST
2	198220	0495	4/14/10	\$492,000	\$476,000	1090	7	1944	4	4850	N	N	314 NW 47TH ST
2	198220	0450	2/5/10	\$524,679	\$503,000	1090	7	1944	5	3880	N	N	321 NW 48TH ST
2	047500	0510	5/18/10	\$440,000	\$427,000	1090	7	1920	4	5000	N	N	632 NW 53RD ST
2	198220	1375	8/26/10	\$424,500	\$418,000	1090	7	1944	5	4850	N	N	630 NW 48TH ST
2	276960	0350	6/21/10	\$420,000	\$410,000	1100	7	1954	3	5000	N	N	6039 4TH AVE NW
2	198220	1295	11/16/09	\$290,000	\$275,000	1110	7	1944	2	4656	N	N	639 NW 49TH ST
2	276810	0690	8/19/10	\$375,000	\$369,000	1110	7	1944	4	5000	N	N	918 NW MARKET ST
2	930730	0310	4/23/08	\$499,950	\$438,000	1130	7	1926	4	4000	N	N	848 NW 56TH ST
2	198220	1395	4/20/10	\$406,000	\$393,000	1140	7	2002	4	4171	N	N	644 NW 48TH ST
2	047500	0080	4/10/08	\$454,000	\$397,000	1150	7	1904	4	5000	N	N	336 NW 54TH ST
2	276960	0770	7/29/09	\$400,000	\$374,000	1160	7	1928	4	3737	N	N	6032 6TH AVE NW
2	198220	0490	7/8/08	\$530,000	\$469,000	1170	7	1944	4	4850	Y	N	310 NW 47TH ST
2	198220	1430	2/28/08	\$510,000	\$443,000	1170	7	1944	5	4453	N	N	627 NW 50TH ST
2	276790	0930	4/9/10	\$400,000	\$386,000	1170	7	1929	4	4000	N	N	829 NW 58TH ST
2	276770	4145	3/17/09	\$355,000	\$325,000	1170	7	1906	4	5000	N	N	1111 NW 63RD ST
2	047500	1035	9/29/08	\$433,100	\$388,000	1180	7	1916	3	5000	N	N	608 NW 51ST ST
2	017000	0110	10/24/09	\$536,000	\$506,000	1190	7	1915	5	4800	N	N	403 NW 45TH ST
2	251600	0490	4/19/10	\$410,000	\$397,000	1200	7	1905	5	6000	N	N	4235 4TH AVE NW
2	198220	0580	4/21/09	\$415,000	\$382,000	1200	7	1944	4	4850	N	N	369 NW 47TH ST
2	047500	1005	9/30/10	\$422,000	\$417,000	1200	7	1928	4	5000	N	N	617 NW 52ND ST
2	276960	0560	10/2/09	\$460,000	\$433,000	1210	7	1924	4	3328	N	N	6015 5TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	0722	2/21/08	\$400,000	\$347,000	1230	7	2002	3	1526	N	N	916 NW 52ND ST
2	276770	5045	12/30/09	\$415,000	\$396,000	1230	7	1911	4	6400	N	N	849 NW 60TH ST
2	045200	1280	11/19/10	\$490,000	\$487,000	1240	7	1909	4	5000	N	N	816 NW 64TH ST
2	276960	0650	1/12/09	\$289,900	\$263,000	1240	7	1927	2	3015	N	N	6053 5TH AVE NW
2	276830	0110	9/5/08	\$450,000	\$402,000	1250	7	1902	4	5000	N	N	940 NW 54TH ST
2	276790	0285	8/28/09	\$380,000	\$356,000	1250	7	1912	4	5000	N	N	1139 NW 59TH ST
2	276810	0205	4/22/10	\$351,000	\$340,000	1250	7	1910	4	2617	N	N	1132 NW 56TH ST
2	047500	0865	9/23/08	\$499,000	\$446,000	1300	7	1916	4	5000	N	N	611 NW 53RD ST
2	276780	0050	5/6/10	\$475,000	\$461,000	1300	7	1925	5	3300	N	N	702 NW 58TH ST
2	047500	1130	4/1/09	\$445,000	\$409,000	1300	7	1925	4	5000	Y	N	321 NW 52ND ST
2	047500	0680	9/21/09	\$452,000	\$425,000	1320	7	1912	4	4200	N	N	5212 6TH AVE NW
2	047500	0955	3/12/08	\$550,000	\$478,000	1330	7	1912	4	5000	N	N	657 NW 52ND ST
2	276960	2880	4/23/08	\$600,000	\$525,000	1330	7	1925	5	5000	Y	N	6212 4TH AVE NW
2	047500	1411	9/15/10	\$415,000	\$409,000	1330	7	1922	3	4500	N	N	609 NW 51ST ST
2	930730	0280	4/8/08	\$590,000	\$515,000	1350	7	1926	5	4100	N	N	824 NW 56TH ST
2	930730	0115	5/23/08	\$437,000	\$384,000	1370	7	1926	4	4100	N	N	836 NW MARKET ST
2	276830	1444	9/11/09	\$379,000	\$356,000	1380	7	2001	3	1680	N	N	810 NW 50TH ST
2	930730	0040	9/2/09	\$435,000	\$408,000	1380	7	1926	4	4100	N	N	823 NW 56TH ST
2	276780	0105	6/28/10	\$499,950	\$488,000	1390	7	1912	4	5025	N	N	5832 7TH AVE NW
2	198220	0725	3/27/09	\$412,000	\$378,000	1390	7	1920	4	5820	N	N	348 NW 46TH ST
2	198220	0300	9/18/09	\$414,000	\$389,000	1400	7	1944	3	5820	Y	N	310 NW 48TH ST
2	198220	0880	2/15/08	\$655,000	\$568,000	1410	7	2001	4	3760	N	N	326 NW 45TH ST
2	930730	0250	9/24/10	\$397,500	\$393,000	1410	7	1920	4	3366	N	N	800 NW 56TH ST
2	276810	0140	11/29/10	\$479,000	\$477,000	1420	7	1903	4	5000	N	N	1125 NW 57TH ST
2	276770	4125	3/27/08	\$420,000	\$366,000	1470	7	1900	4	5000	N	N	1133 NW 63RD ST
2	276800	0481	10/24/08	\$416,000	\$374,000	1480	7	1930	3	3384	Y	N	5635 3RD AVE NW
2	301930	0040	4/2/10	\$375,000	\$362,000	1480	7	1939	3	4000	N	N	825 NW MARKET ST
2	276780	0070	7/25/08	\$389,950	\$346,000	1480	7	1924	3	5000	N	N	5823 7TH AVE NW
2	045200	1745	7/6/09	\$525,000	\$489,000	1490	7	1900	4	5000	N	N	909 NW 64TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276770	4570	8/27/09	\$585,000	\$548,000	1500	7	1910	5	5000	N	N	1112 NW 60TH ST
2	047500	1440	4/28/09	\$485,000	\$447,000	1510	7	1906	5	4500	N	N	608 NW 50TH ST
2	276960	1980	6/10/10	\$439,950	\$429,000	1520	7	1901	4	5000	N	N	6216 7TH AVE NW
2	276960	0330	4/17/09	\$465,000	\$428,000	1530	7	1913	4	5000	N	N	6027 4TH AVE NW
2	276960	2670	2/9/10	\$450,000	\$431,000	1550	7	1925	5	5000	Y	N	6211 3RD AVE NW
2	047500	0890	7/20/10	\$500,000	\$490,000	1570	7	1910	4	4000	N	N	608 NW 52ND ST
2	251600	0270	7/18/08	\$446,000	\$395,000	1570	7	1905	4	5000	N	N	4231 5TH AVE NW
2	276810	0135	3/23/10	\$525,000	\$506,000	1590	7	1903	4	5000	N	N	1133 NW 57TH ST
2	276780	0006	3/20/08	\$427,500	\$372,000	1590	7	1906	4	7000	N	N	5914 8TH AVE NW
2	047500	0650	8/9/10	\$625,000	\$614,000	1660	7	1948	5	5000	Y	N	336 NW 53RD ST
2	276770	5105	4/13/10	\$600,000	\$580,000	1670	7	1905	5	5000	N	N	812 NW 59TH ST
2	047500	0630	4/30/08	\$507,000	\$444,000	1700	7	1916	5	4600	N	N	316 NW 53RD ST
2	047500	0755	7/14/10	\$562,500	\$550,000	1700	7	1912	5	5000	N	N	310 NW 52ND ST
2	047500	0090	9/1/10	\$400,000	\$394,000	1720	7	1906	4	5000	N	N	338 NW 54TH ST
2	276760	0760	3/16/10	\$375,000	\$361,000	1750	7	1905	4	5000	N	N	1101 NW 65TH ST
2	047500	1450	5/5/10	\$577,000	\$559,000	1810	7	1917	4	4500	N	N	612 NW 50TH ST
2	276810	0130	8/27/09	\$545,000	\$511,000	1860	7	1903	4	5000	N	N	1137 NW 57TH ST
2	276830	1216	10/13/08	\$384,740	\$345,000	1980	7	1996	3	1873	N	N	918 NW 51ST ST
2	276790	0710	4/9/08	\$520,000	\$454,000	2210	7	1976	3	5000	N	N	1106 NW 57TH ST
2	047500	0960	3/25/08	\$645,000	\$562,000	2470	7	1976	4	5000	N	N	653 NW 52ND ST
2	301930	0128	1/5/09	\$270,000	\$245,000	600	8	1952	5	1873	N	N	808 B NW 54TH ST
2	301930	0130	10/26/09	\$269,500	\$255,000	610	8	1952	5	1229	N	N	806 B NW 54TH ST
2	276830	1219	6/30/09	\$320,000	\$298,000	680	8	2009	3	945	N	N	912 B NW 51ST ST
2	301930	0126	9/15/09	\$300,000	\$282,000	730	8	1952	5	1345	N	N	802 NW 54TH ST
2	301930	0127	2/24/09	\$300,000	\$274,000	760	8	1952	5	1981	N	N	804 NW 54TH ST
2	276830	1222	10/16/09	\$315,000	\$297,000	760	8	2009	3	1697	N	N	910 A NW 51ST ST
2	276830	1221	11/5/09	\$314,950	\$298,000	760	8	2009	3	816	N	N	910 B NW 51ST ST
2	930730	0380	4/20/09	\$444,950	\$410,000	890	8	1931	4	4800	N	N	824 NW 57TH ST
2	276800	0410	8/12/09	\$410,000	\$384,000	950	8	1994	3	4000	N	N	5618 4TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	047500	0162	7/16/09	\$320,000	\$298,000	980	8	2008	3	786	N	N	705 NW MARKET ST
2	276770	4680	10/7/09	\$349,500	\$330,000	990	8	2000	3	1123	N	N	1422 B NW 60TH ST
2	276770	4683	5/5/09	\$326,000	\$301,000	990	8	2000	3	1433	N	N	1422 A NW 60TH ST
2	276800	0260	2/22/10	\$435,000	\$418,000	1090	8	1914	3	3700	N	N	5641 6TH AVE NW
2	045200	0602	5/26/10	\$320,000	\$311,000	1090	8	2010	3	1102	N	N	839 A NW 63RD ST
2	045200	0600	6/9/10	\$319,950	\$312,000	1090	8	2010	3	998	N	N	841 B NW 63RD ST
2	045200	0601	5/27/10	\$319,950	\$311,000	1090	8	2010	3	998	N	N	841 A NW 63RD ST
2	045200	0603	6/14/10	\$319,500	\$311,000	1090	8	2010	3	1102	N	N	839 B NW 63RD ST
2	047500	0186	11/17/09	\$360,000	\$341,000	1150	8	2006	3	1194	N	N	639 B NW MARKET ST
2	276770	4362	8/23/10	\$370,000	\$364,000	1160	8	2000	3	1265	N	N	6113 B 14TH AVE NW
2	276760	0680	4/29/08	\$447,000	\$392,000	1190	8	2007	3	1120	N	N	1420 A NW 64TH ST
2	276760	0687	5/21/08	\$440,000	\$387,000	1190	8	2007	3	1118	N	N	1420 B NW 64TH ST
2	276760	0686	5/15/08	\$425,000	\$373,000	1190	8	2007	3	1118	N	N	1424 A NW 64TH ST
2	276810	0206	2/26/10	\$338,000	\$325,000	1230	8	2009	3	1097	N	N	1130 B NW 56TH ST
2	276760	0689	9/11/08	\$415,000	\$371,000	1240	8	2007	3	1024	N	N	1422 B NW 64TH ST
2	276760	0691	7/16/08	\$412,000	\$365,000	1240	8	2007	3	1263	N	N	1422 C NW 64TH ST
2	276770	4333	11/9/09	\$387,000	\$366,000	1240	8	2005	3	1286	N	N	1437 B NW 62ND ST
2	276810	0207	2/8/10	\$344,950	\$331,000	1240	8	2009	3	1287	N	N	1130 A NW 56TH ST
2	276770	4345	4/7/10	\$385,000	\$372,000	1270	8	2005	3	1213	N	N	1421 A NW 62ND ST
2	276770	4804	7/30/09	\$369,000	\$345,000	1270	8	2008	3	1293	N	N	1434 A NW 59TH ST
2	276770	4760	9/21/09	\$379,500	\$357,000	1280	8	2000	3	1249	N	N	1407 A NW 60TH ST
2	276830	1476	2/11/09	\$365,500	\$334,000	1280	8	2008	3	1517	N	N	858 NW 50TH ST
2	276830	1474	2/11/09	\$365,500	\$334,000	1280	8	2008	3	1681	N	N	5004 9TH AVE NW
2	276770	4303	2/8/08	\$340,000	\$294,000	1280	8	1998	3	1255	N	N	1442 B NW 62ND ST
2	276830	1483	2/11/09	\$354,500	\$324,000	1280	8	2008	3	1190	N	N	846 a NW 50TH ST
2	276830	1475	2/11/09	\$350,500	\$320,000	1280	8	2008	3	1313	N	N	5006 9TH AVE NW
2	276830	1477	2/11/09	\$349,500	\$319,000	1280	8	2008	3	1187	N	N	856 NW 50TH ST
2	276830	1482	2/11/09	\$349,500	\$319,000	1280	8	2008	3	1520	N	N	846 B NW 50TH ST
2	276830	1480	2/11/09	\$344,500	\$314,000	1280	8	2008	3	1678	N	N	848 B NW 50TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	1481	2/13/09	\$339,500	\$310,000	1280	8	2008	3	1310	N	N	848 A NW 50TH ST
2	276770	4302	6/1/10	\$299,900	\$292,000	1280	8	1998	3	1256	N	N	1440 NW 62ND ST
2	276770	4250	7/25/08	\$400,000	\$355,000	1290	8	2008	3	1256	N	N	1409 B NW 63RD ST
2	276770	4681	9/9/10	\$359,000	\$354,000	1300	8	2000	3	1227	N	N	1420 B NW 60TH ST
2	276770	4251	6/23/08	\$420,000	\$371,000	1310	8	2008	3	1072	N	N	1409 A NW 63RD ST
2	276770	4251	7/27/09	\$415,000	\$387,000	1310	8	2008	3	1072	N	N	1409 A NW 63RD ST
2	276790	0025	4/10/09	\$550,000	\$506,000	1310	8	1930	5	4000	N	N	841 NW 59TH ST
2	138380	0008	5/21/09	\$385,000	\$356,000	1330	8	2009	3	1004	N	N	5405 B 3RD AVE NW
2	138380	0009	5/21/09	\$385,000	\$356,000	1330	8	2009	3	1005	N	N	5405 A 3RD AVE NW
2	138380	0014	6/5/09	\$385,000	\$357,000	1330	8	2009	3	1006	N	N	5411 B 3RD AVE NW
2	138380	0015	3/9/09	\$385,000	\$353,000	1330	8	2009	3	1007	N	N	5411 A 3RD AVE NW
2	276770	4645	3/12/08	\$392,200	\$341,000	1340	8	2007	3	1286	N	N	1415 A NW 61ST ST
2	276830	1247	10/13/10	\$350,000	\$346,000	1340	8	2008	3	1347	N	N	940 NW 51ST ST
2	276810	0211	11/18/09	\$365,000	\$346,000	1350	8	2008	3	1323	N	N	1138 NW 56TH ST
2	276810	0220	12/1/10	\$355,000	\$354,000	1350	8	2008	3	1296	N	N	1140 NW 56TH ST
2	276810	0219	12/7/10	\$349,000	\$348,000	1350	8	2008	3	1323	N	N	1140 NW 56TH ST
2	276810	0212	4/14/10	\$365,000	\$353,000	1352	8	2008	3	1296	N	N	1136 NW 56TH ST
2	276810	0187	1/11/08	\$400,000	\$345,000	1360	8	2007	3	1420	N	N	1112 NW 56TH ST
2	276770	4776	3/18/10	\$395,000	\$381,000	1360	8	2008	3	1212	N	N	1406 A NW 59TH ST
2	276960	2580	11/23/08	\$545,000	\$492,000	1370	8	2008	3	2500	N	N	6220 5TH AVE NW
2	276760	0683	4/26/10	\$379,500	\$367,000	1370	8	2008	3	1080	N	N	1412 C NW 64TH ST
2	276760	0683	3/20/09	\$360,000	\$330,000	1370	8	2008	3	1080	N	N	1412 C NW 64TH ST
2	276760	0674	5/29/09	\$360,000	\$333,000	1370	8	2008	3	1080	N	N	1408 A NW 64TH ST
2	276760	0681	5/8/09	\$360,000	\$332,000	1370	8	2008	3	1150	N	N	1412 A NW 64TH ST
2	276760	0677	5/8/09	\$355,000	\$328,000	1370	8	2008	3	1151	N	N	1408 C NW 64TH ST
2	276760	0676	2/12/09	\$349,500	\$319,000	1370	8	2008	3	786	N	N	1408 B NW 64TH ST
2	276760	0682	7/9/09	\$339,500	\$316,000	1370	8	2008	3	786	N	N	1412 B NW 64TH ST
2	276770	4227	2/21/08	\$405,000	\$351,000	1380	8	2007	3	1277	N	N	1431 A NW 63RD ST
2	276770	4225	3/20/08	\$399,950	\$348,000	1380	8	2007	3	1236	N	N	1433 A NW 63RD ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276770	4226	5/29/08	\$399,950	\$352,000	1380	8	2007	3	1229	N	N	1433 B NW 63RD ST
2	276760	0670	12/17/08	\$375,000	\$340,000	1410	8	2008	3	1185	N	N	1406 C NW 64TH ST
2	276760	0675	4/10/09	\$365,750	\$336,000	1410	8	2008	3	1185	N	N	1416 A NW 64TH ST
2	276760	0673	5/29/09	\$364,500	\$338,000	1410	8	2008	3	1053	N	N	1406 A NW 64TH ST
2	276760	0678	5/8/09	\$354,000	\$327,000	1410	8	2008	3	1052	N	N	1416 C NW 64TH ST
2	276760	0672	7/13/09	\$345,000	\$321,000	1410	8	2008	3	777	N	N	1406 A NW 64TH ST
2	276760	0679	7/7/09	\$345,000	\$321,000	1410	8	2008	3	777	N	N	1416 B NW 64TH ST
2	276830	1195	8/1/08	\$417,500	\$371,000	1420	8	2001	3	1895	N	N	5119 9TH AVE NW
2	276770	4253	5/8/08	\$430,000	\$377,000	1430	8	2008	3	1338	N	N	1407 B NW 63RD ST
2	953010	0019	7/1/08	\$609,000	\$538,000	1430	8	2008	3	1674	Y	N	5415 C BAKER AVE NW
2	276770	4648	1/4/08	\$415,000	\$357,000	1430	8	2007	3	1231	N	N	1413 B NW 61ST ST
2	276770	4252	7/1/08	\$412,500	\$365,000	1430	8	2008	3	1348	N	N	1407 A NW 63RD ST
2	276770	4652	2/26/10	\$385,000	\$370,000	1430	8	2007	3	1184	N	N	6013 A 14TH AVE NW
2	953010	0017	7/2/08	\$569,000	\$503,000	1430	8	2008	3	1669	Y	N	5415 A BAKER AVE NW
2	930730	0155	7/22/09	\$479,000	\$447,000	1430	8	1931	3	4700	N	N	839 NW 57TH ST
2	276830	1377	2/6/09	\$380,000	\$347,000	1430	8	2002	3	1600	N	N	5106 9TH AVE NW
2	276770	4346	4/23/09	\$362,500	\$334,000	1430	8	2005	3	1247	N	N	1421 B NW 62ND ST
2	953010	0018	5/1/09	\$519,990	\$480,000	1430	8	2008	3	1215	Y	N	5415 B BAKER AVE NW
2	276770	4834	12/24/09	\$385,000	\$367,000	1440	8	2002	3	1516	N	N	1155 NW 60TH ST
2	045200	0302	9/9/09	\$379,950	\$357,000	1440	8	2005	3	1399	N	N	839 A NW 62ND ST
2	276770	4830	2/12/10	\$398,900	\$383,000	1440	8	2002	3	2060	N	N	5912 14TH AVE NW
2	276770	4805	5/27/09	\$369,000	\$342,000	1450	8	2008	3	1255	N	N	1436 A NW 59TH ST
2	276770	4806	6/23/09	\$364,000	\$338,000	1450	8	2008	3	1250	N	N	1436 B NW 59TH ST
2	276770	4777	6/11/10	\$390,500	\$380,000	1460	8	2008	3	1238	N	N	1408 A NW 59TH ST
2	276770	4803	6/18/09	\$365,000	\$339,000	1470	8	2008	3	1213	N	N	1434 B NW 59TH ST
2	276770	4678	8/8/08	\$417,000	\$371,000	1490	8	2006	3	1281	N	N	1416 A NW 60TH ST
2	122503	9066	2/20/08	\$431,000	\$374,000	1490	8	2007	3	1682	N	N	823 B NW 53RD ST
2	122503	9039	2/8/08	\$428,000	\$371,000	1490	8	2007	3	1470	N	N	821 B NW 53RD ST
2	122503	9064	3/25/08	\$425,000	\$370,000	1490	8	2007	3	1455	N	N	821 A NW 53RD ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	0692	5/9/08	\$469,000	\$411,000	1500	8	2007	3	1402	N	N	846 NW 52ND ST
2	276830	0690	1/8/08	\$467,000	\$402,000	1500	8	2007	3	1811	N	N	5206 9TH AVE NW
2	276830	0693	2/14/08	\$450,000	\$390,000	1500	8	2007	3	1548	N	N	5204 9TH AVE NW
2	276830	0690	4/6/09	\$439,950	\$405,000	1500	8	2007	3	1811	N	N	5206 9TH AVE NW
2	276830	0693	6/4/09	\$425,000	\$394,000	1500	8	2007	3	1548	N	N	5204 9TH AVE NW
2	276830	0659	3/31/10	\$399,950	\$386,000	1500	8	2007	3	1399	N	N	812 A NW 52ND ST
2	276770	4603	5/18/09	\$383,000	\$354,000	1500	8	2004	3	1249	N	N	6008 B 14TH AVE NW
2	276830	0657	2/10/10	\$385,000	\$369,000	1500	8	2007	3	1399	N	N	812 B NW 52ND ST
2	047500	0160	5/20/09	\$356,000	\$329,000	1510	8	2008	3	1724	N	N	701 NW MARKET ST
2	047500	0159	4/24/09	\$355,000	\$327,000	1510	8	2008	3	1727	N	N	709 NW MARKET ST
2	276770	4219	1/22/08	\$427,450	\$369,000	1520	8	2007	3	1258	N	N	1439 A NW 63RD ST
2	276830	1423	3/25/09	\$390,000	\$358,000	1520	8	2007	3	1342	N	N	801 NW 51ST ST
2	276770	4220	11/10/10	\$370,000	\$368,000	1520	8	2007	3	1264	N	N	1439 B NW 63RD ST
2	047500	0163	10/13/08	\$429,500	\$385,000	1530	8	2008	3	1639	N	N	703 NW MARKET ST
2	276830	1180	8/28/08	\$420,000	\$374,000	1530	8	2003	3	2051	N	N	919 A NW 52ND ST
2	276830	1356	1/29/08	\$409,950	\$354,000	1530	8	2007	3	1396	N	N	826 NW 51ST ST
2	276830	0682	2/28/08	\$477,000	\$414,000	1532	8	2007	3	1555	N	N	836 B NW 52ND ST
2	138380	0006	12/8/09	\$460,000	\$437,000	1550	8	2009	3	2316	N	N	306 NW 54TH ST
2	198220	0070	7/22/08	\$635,000	\$563,000	1560	8	1918	5	3340	Y	N	319 NW 50TH ST
2	276830	1432	6/4/10	\$392,000	\$382,000	1560	8	2006	3	1516	N	N	5007 B 8TH AVE NW
2	276820	0096	5/5/10	\$389,000	\$377,000	1570	8	2005	3	1458	N	N	612 NW MARKET ST
2	138380	0016	10/7/09	\$474,000	\$447,000	1570	8	2009	3	2153	N	N	314 NW 54TH ST
2	138380	0010	11/16/09	\$455,000	\$431,000	1570	8	2009	3	2163	N	N	308 NW 54TH ST
2	276830	1524	4/15/08	\$454,000	\$397,000	1570	8	2007	3	1777	N	N	915 NW 51ST ST
2	276830	1529	9/8/08	\$449,950	\$402,000	1570	8	2008	3	1777	N	N	911 NW 51ST ST
2	276830	1525	4/28/10	\$437,000	\$423,000	1570	8	2007	3	1777	N	N	913 NW 51ST ST
2	276830	1530	8/21/08	\$440,000	\$392,000	1570	8	2008	3	1777	N	N	909 NW 51ST ST
2	276810	0522	4/14/10	\$414,500	\$401,000	1620	8	2006	3	1456	N	N	1125 B NW 56TH ST
2	276810	0521	10/7/10	\$401,000	\$397,000	1620	8	2006	3	1456	N	N	1125 A NW 56TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	953010	0015	1/13/09	\$509,000	\$463,000	1620	8	2008	3	1924	Y	N	5417 BAKER AVE NW
2	276830	1194	11/10/10	\$387,000	\$384,000	1630	8	2001	3	1517	N	N	5117 9TH AVE NW
2	276800	0460	8/9/10	\$519,500	\$510,000	1690	8	2006	3	3196	Y	N	5627 3RD AVE NW
2	276780	0131	10/20/08	\$525,000	\$472,000	1710	8	2007	3	5940	N	N	612 NW 58TH ST
2	276960	0225	4/25/08	\$660,000	\$578,000	1730	8	1953	3	5000	Y	N	6020 4TH AVE NW
2	276960	0235	9/5/08	\$639,950	\$571,000	1730	8	1953	3	5000	Y	N	6016 4TH AVE NW
2	045200	0495	11/19/10	\$439,800	\$437,000	1730	8	1955	3	6000	N	N	838 NW 61ST ST
2	953010	0016	7/15/08	\$599,000	\$531,000	1740	8	2008	3	1839	N	N	5413 BAKER AVE NW
2	276830	1324	10/22/10	\$419,000	\$415,000	1740	8	2006	3	1606	N	N	808 NW 51ST ST
2	276960	0531	6/25/09	\$525,000	\$488,000	1740	8	2009	3	2700	N	N	508 NW 60TH ST
2	045200	0739	8/11/09	\$410,000	\$384,000	1750	8	2001	3	1321	N	N	826 B NW 62ND ST
2	276830	0687	1/14/08	\$459,950	\$397,000	1760	8	2007	3	1720	N	N	838 B NW 52ND ST
2	276830	0731	5/22/08	\$469,950	\$413,000	1760	8	2008	3	2116	N	N	930 NW 52ND ST
2	045200	1300	9/29/10	\$510,000	\$504,000	1760	8	1968	3	5000	N	N	824 NW 64TH ST
2	047500	1290	6/3/08	\$599,950	\$528,000	1830	8	1933	4	5000	Y	N	312 NW 50TH ST
2	276810	0520	4/23/10	\$459,950	\$445,000	1840	8	2006	3	2087	N	N	1127 NW 56TH ST
2	138380	0005	6/5/09	\$515,000	\$477,000	1870	8	2009	3	1861	N	N	5403 3RD AVE NW
2	276830	1355	1/3/08	\$493,000	\$425,000	1880	8	2007	3	2200	N	N	828 NW 51ST ST
2	276830	0655	2/5/08	\$487,000	\$421,000	1880	8	2007	3	2200	N	N	812 NW 52ND ST
2	276960	1105	2/12/10	\$613,670	\$589,000	1900	8	1976	3	7500	N	N	6014 7TH AVE NW
2	276810	0180	8/26/10	\$435,000	\$428,000	1990	8	2005	3	2175	N	N	1106 NW 56TH ST
2	276830	1245	8/17/10	\$475,000	\$467,000	2230	8	2008	3	2300	N	N	936 NW 51ST ST
2	276830	1245	6/9/08	\$465,000	\$410,000	2230	8	2008	3	2300	N	N	936 NW 51ST ST
2	276810	0210	9/29/08	\$475,000	\$425,000	2330	8	2008	3	2231	N	N	1134 NW 56TH ST
2	276810	0215	11/19/08	\$475,000	\$428,000	2330	8	2008	3	2231	N	N	1144 NW 56TH ST
2	276830	0055	3/5/09	\$763,600	\$699,000	2520	8	1967	3	6500	N	N	901 NW MARKET ST
2	276960	1095	6/3/08	\$640,000	\$564,000	2900	8	2005	3	5000	N	N	6016 7TH AVE NW
2	276800	0050	11/10/10	\$540,000	\$536,000	3410	8	1976	3	6600	N	N	5603 7TH AVE NW
2	276800	0103	9/23/09	\$575,000	\$541,000	1330	9	1919	5	5000	N	N	5638 7TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	0530	11/11/09	\$539,000	\$511,000	1640	9	2009	3	1500	N	N	512 NW 60TH ST
2	198220	1450	3/22/10	\$700,000	\$675,000	2000	9	2009	3	3758	N	N	611 NW 50TH ST
2	276760	0730	5/22/08	\$785,000	\$690,000	2150	9	2000	3	5000	N	N	1131 NW 65TH ST
2	047500	1175	11/5/09	\$780,000	\$738,000	2280	9	1997	4	6000	N	N	330 NW 51ST ST
2	276790	0190	5/10/10	\$733,500	\$712,000	2350	9	2010	3	5000	N	N	911 NW 59TH ST
2	276780	0240	9/27/10	\$659,950	\$652,000	2390	9	2008	3	4800	N	N	5815 5TH AVE NW
2	045200	1329	1/8/08	\$875,000	\$754,000	2440	9	2007	3	3750	N	N	844 NW 64TH ST
2	198220	0870	5/12/08	\$760,000	\$667,000	2530	9	2007	3	3760	Y	N	316 NW 45TH ST
11	291970	2220	10/22/08	\$236,500	\$212,000	460	4	1918	4	2400	N	N	349 NW 84TH ST
11	162380	0550	1/28/10	\$244,000	\$234,000	450	5	1916	4	2668	N	N	617 NW 73RD ST
11	202870	0595	4/17/08	\$270,000	\$236,000	620	5	1914	4	1800	N	N	6724 DIVISION AVE NW
11	200120	0020	5/1/08	\$360,000	\$315,000	600	6	1910	4	4000	N	N	115 NW 75TH ST
11	162380	0295	10/5/09	\$351,000	\$331,000	620	6	1916	4	3000	N	N	641 NW 74TH ST
11	291970	2175	11/21/08	\$343,000	\$309,000	620	6	1965	3	2340	N	N	8206 6TH AVE NW
11	162330	0446	10/25/10	\$358,000	\$355,000	620	6	1918	5	3640	N	N	7211 5TH AVE NW
11	164650	0800	1/22/09	\$350,000	\$319,000	640	6	2008	3	1500	N	N	147 N 78TH ST
11	045800	0270	8/17/09	\$372,500	\$349,000	670	6	1926	4	5080	N	N	8035 14TH AVE NW
11	291920	0080	3/13/10	\$341,000	\$328,000	670	6	1905	4	3950	N	N	100 NW 84TH ST
11	162380	0540	3/31/09	\$300,000	\$276,000	700	6	1923	3	2680	N	N	623 NW 73RD ST
11	288010	0280	6/18/09	\$422,500	\$392,000	730	6	1908	4	3000	N	N	6751 7TH AVE NW
11	046100	5520	6/18/08	\$365,000	\$322,000	740	6	1950	3	3000	N	N	7030 DIBBLE AVE NW
11	291970	2340	2/25/09	\$310,000	\$283,000	740	6	1912	3	3600	N	N	306 NW 83RD ST
11	046100	2025	6/4/08	\$385,000	\$339,000	770	6	1926	3	2500	N	N	7356 14TH AVE NW
11	046100	2695	6/22/09	\$375,000	\$348,000	780	6	1904	5	5000	N	N	1478 NW 73RD ST
11	162380	0070	6/2/10	\$322,000	\$313,000	790	6	1916	4	4000	N	N	633 NW 75TH ST
11	417210	0185	12/7/10	\$310,000	\$309,000	800	6	1950	3	3800	N	N	7062 7TH AVE NW
11	288010	1160	4/10/08	\$432,500	\$378,000	820	6	1925	3	3275	N	N	6548 7TH AVE NW
11	292270	0275	5/9/08	\$418,000	\$367,000	820	6	1938	3	4700	N	N	8323 DIBBLE AVE NW
11	751900	1910	9/9/10	\$439,950	\$434,000	820	6	1919	4	5150	N	N	611 NW 78TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291970	0125	12/2/09	\$415,000	\$394,000	820	6	1916	4	2900	N	N	8409 6TH AVE NW
11	291970	1535	9/16/08	\$286,500	\$256,000	840	6	1912	2	4800	N	N	324 NW 80TH ST
11	162380	0455	2/17/10	\$321,500	\$309,000	850	6	1914	3	3000	N	N	712 NW 73RD ST
11	288010	0100	9/23/08	\$375,500	\$336,000	860	6	1929	3	3080	N	N	6740 7TH AVE NW
11	164650	0750	9/22/10	\$403,000	\$398,000	860	6	1925	4	5871	N	N	127 N 78TH ST
11	292270	1505	1/28/09	\$350,000	\$319,000	910	6	1914	3	5103	N	N	7715 9TH AVE NW
11	424040	0200	2/10/10	\$339,900	\$326,000	910	6	1925	3	4920	N	N	7519 12TH AVE NW
11	291970	0510	6/20/08	\$476,500	\$421,000	940	6	1922	3	4800	N	N	630 NW 83RD ST
11	046100	4250	6/9/08	\$325,000	\$286,000	960	6	1907	3	3450	N	N	7004 12TH AVE NW
11	751900	1460	9/17/10	\$304,000	\$300,000	960	6	1910	3	5150	N	N	606 NW 78TH ST
11	751900	1115	6/12/09	\$337,000	\$313,000	970	6	1924	3	4120	N	N	343 NW 80TH ST
11	751900	0310	2/29/08	\$387,000	\$336,000	980	6	1947	3	4120	N	N	334 NW 76TH ST
11	291970	0350	8/28/09	\$398,450	\$374,000	990	6	1900	4	3840	N	N	633 NW 84TH ST
11	291970	0805	8/26/10	\$425,000	\$418,000	1030	6	1911	4	4800	N	N	650 NW 82ND ST
11	046100	3615	8/10/10	\$345,000	\$339,000	1120	6	1950	3	5000	N	N	7053 13TH AVE NW
11	937630	0890	11/30/09	\$350,000	\$332,000	1120	6	1920	3	5000	N	N	8339 11TH AVE NW
11	162330	0805	2/23/10	\$339,000	\$326,000	1220	6	1912	4	4000	N	N	337 NW 74TH ST
11	046100	3775	6/1/09	\$395,000	\$366,000	1300	6	1906	4	3500	N	N	7040 14TH AVE NW
11	758970	0060	4/27/10	\$435,000	\$421,000	1310	6	1920	3	6080	N	N	1223 NW 83RD ST
11	287710	2710	10/27/08	\$448,000	\$403,000	1370	6	1908	5	4200	N	N	6737 3RD AVE NW
11	305270	0735	11/29/10	\$450,500	\$449,000	1390	6	1926	3	4750	N	N	6719 13TH AVE NW
11	046100	3200	5/22/08	\$300,000	\$264,000	610	7	1929	3	2500	N	N	7017 ALONZO AVE NW
11	046100	3200	9/2/09	\$336,000	\$315,000	610	7	1929	3	2500	N	N	7017 ALONZO AVE NW
11	530910	0260	11/4/08	\$375,000	\$338,000	720	7	1956	3	2675	N	N	6746 10TH AVE NW
11	937630	0790	9/23/08	\$395,000	\$353,000	730	7	1947	4	5000	N	N	8334 12TH AVE NW
11	937630	1520	5/2/08	\$555,000	\$486,000	750	7	1928	5	5000	N	N	7728 11TH AVE NW
11	751900	1500	8/5/08	\$477,700	\$424,000	760	7	2007	3	5150	N	N	626 NW 78TH ST
11	530910	0055	2/25/09	\$325,000	\$297,000	770	7	1918	3	5350	N	N	6741 9TH AVE NW
11	164650	1585	11/20/09	\$407,000	\$386,000	790	7	1926	4	4635	N	N	144 NW 78TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	3510	8/21/09	\$404,000	\$378,000	790	7	1912	4	3333	N	N	6750 SYCAMORE AVE NW
11	291970	0960	10/19/10	\$399,000	\$395,000	790	7	1905	4	4680	N	N	8111 6TH AVE NW
11	349130	0145	5/19/09	\$298,000	\$276,000	800	7	1907	3	6350	N	N	7759 14TH AVE NW
11	162330	0150	2/11/08	\$525,000	\$455,000	810	7	1916	3	4000	N	N	418 NW 70TH ST
11	164650	1610	3/11/08	\$380,000	\$331,000	810	7	1925	4	2470	N	N	152 NW 78TH ST
11	291970	2745	10/28/09	\$409,000	\$387,000	820	7	1924	4	2640	N	N	8402 6TH AVE NW
11	287710	2890	4/7/10	\$459,950	\$444,000	820	7	1916	4	3250	N	N	6703 2ND AVE NW
11	046100	0875	11/13/09	\$386,000	\$366,000	820	7	1937	4	3300	N	N	7348 10TH AVE NW
11	937630	1160	11/24/09	\$404,000	\$383,000	830	7	1925	4	4600	N	N	8331 10TH AVE NW
11	164650	1395	12/7/09	\$389,000	\$370,000	830	7	1925	5	4160	N	N	147 NW 80TH ST
11	292270	2645	6/26/09	\$320,000	\$298,000	830	7	1960	3	5140	N	N	7521 9TH AVE NW
11	732190	0030	6/9/10	\$304,000	\$296,000	830	7	1905	4	3450	N	N	6511 PHINNEY AVE N
11	758970	0045	6/23/08	\$395,000	\$349,000	840	7	1939	3	5160	N	N	8044 14TH AVE NW
11	530910	1367	4/16/10	\$412,000	\$398,000	840	7	1950	3	4200	N	N	903 NW 67TH ST
11	291920	0385	8/13/08	\$472,000	\$420,000	840	7	1924	4	3840	N	N	113 NW 83RD ST
11	507540	0145	3/31/10	\$430,000	\$415,000	840	7	1930	4	3480	N	N	7705 13TH AVE NW
11	200120	0045	11/1/10	\$399,000	\$396,000	840	7	1923	4	4000	N	N	135 NW 75TH ST
11	530910	0930	3/4/08	\$465,000	\$404,000	850	7	1928	4	5350	N	N	6524 11TH AVE NW
11	202870	0600	9/24/09	\$279,500	\$263,000	860	7	1914	4	1800	N	N	6726 DIVISION AVE NW
11	530910	0370	3/14/08	\$500,000	\$435,000	860	7	1927	4	4013	N	N	6725 10TH AVE NW
11	288010	0420	6/19/08	\$452,250	\$399,000	860	7	1915	4	3700	N	N	6718 CLEOPATRA PL NW
11	287710	1360	10/7/09	\$490,000	\$462,000	860	7	1916	5	5000	N	N	6548 4TH AVE NW
11	305270	0510	7/20/09	\$320,000	\$298,000	860	7	2008	3	1190	N	N	6719 A 14TH AVE NW
11	230140	0530	9/29/10	\$383,500	\$379,000	860	7	1924	4	5000	N	N	7028 3RD AVE NW
11	202870	1170	8/9/10	\$310,000	\$304,000	860	7	1926	3	2450	N	N	6516 DIVISION AVE NW
11	305270	0512	8/21/09	\$310,000	\$290,000	860	7	2008	3	1190	N	N	6721 A 14TH AVE NW
11	305270	0513	9/14/09	\$310,000	\$291,000	860	7	2008	3	1308	N	N	6721 B 14TH AVE NW
11	305270	0511	9/1/09	\$307,000	\$288,000	860	7	2008	3	1308	N	N	6719 B 14TH AVE NW
11	200070	0230	4/28/08	\$456,000	\$399,000	880	7	1918	4	3240	N	N	145 N 74TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	012503	9021	5/20/09	\$480,000	\$444,000	880	7	1920	4	2726	N	N	7225 SYCAMORE AVE NW
11	200070	0441	9/17/09	\$393,000	\$370,000	880	7	1910	4	3115	Y	N	7229 PALATINE AVE N
11	291970	1150	11/13/09	\$405,500	\$384,000	880	7	1905	5	4800	N	N	639 NW 81ST ST
11	292270	1554	5/8/09	\$449,000	\$415,000	890	7	1942	3	5640	N	N	7750 9TH AVE NW
11	162330	0985	11/10/08	\$460,000	\$414,000	890	7	1926	4	3000	N	N	420 NW 73RD ST
11	046100	4350	4/1/10	\$389,950	\$376,000	890	7	1934	3	4000	N	N	7050 12TH AVE NW
11	291970	1445	4/7/08	\$465,000	\$406,000	900	7	1924	4	3600	N	N	319 NW 81ST ST
11	046100	2140	8/18/10	\$395,000	\$388,000	900	7	1950	3	5000	N	N	7309 14TH AVE NW
11	046100	0050	6/9/08	\$420,000	\$370,000	910	7	1913	3	4218	N	N	7403 8TH AVE NW
11	291970	0600	12/1/08	\$425,000	\$384,000	910	7	1937	4	4800	N	N	645 NW 83RD ST
11	937630	0195	4/1/09	\$362,750	\$333,000	910	7	1947	3	5000	N	N	7523 11TH AVE NW
11	046100	1510	5/5/10	\$375,000	\$364,000	910	7	1937	4	4500	N	N	7357 12TH AVE NW
11	291970	0260	11/7/08	\$374,500	\$337,000	920	7	1909	5	2837	N	N	642 NW 84TH ST
11	291970	1290	8/3/10	\$326,000	\$320,000	920	7	1980	3	4800	N	N	628 NW 80TH ST
11	202870	0615	8/18/10	\$389,000	\$382,000	920	7	1924	3	3450	N	N	6538 DIVISION AVE NW
11	937630	0705	9/1/09	\$405,000	\$380,000	920	7	1909	4	4000	N	N	8009 11TH AVE NW
11	291970	1095	9/23/08	\$360,000	\$322,000	920	7	1937	3	4800	N	N	650 NW 81ST ST
11	164650	1600	7/15/10	\$392,000	\$384,000	920	7	1926	5	3060	N	N	7812 3RD AVE NW
11	292270	2801	4/1/08	\$400,000	\$349,000	930	7	1942	3	3760	N	N	7522 9TH AVE NW
11	200070	0240	6/15/09	\$426,000	\$395,000	930	7	1914	4	3240	N	N	141 N 74TH ST
11	292270	2145	12/15/09	\$390,000	\$371,000	930	7	1941	4	5700	N	N	7911 8TH AVE NW
11	291970	1600	10/27/10	\$380,000	\$377,000	940	7	1920	4	4800	N	N	352 NW 80TH ST
11	164650	1745	9/4/09	\$335,000	\$314,000	950	7	1913	3	4120	N	N	121 NW 79TH ST
11	162330	0580	4/23/08	\$436,300	\$382,000	960	7	1930	3	3000	N	N	7220 5TH AVE NW
11	046100	3270	3/2/08	\$560,000	\$486,000	960	7	1906	5	5000	N	N	7016 MARY AVE NW
11	751900	0980	10/7/09	\$496,000	\$468,000	960	7	1920	4	3860	N	N	308 NW 79TH ST
11	287710	0825	9/25/09	\$550,000	\$518,000	960	7	1913	4	5000	Y	N	6547 SYCAMORE AVE NW
11	287710	0150	9/4/09	\$397,000	\$373,000	960	7	1908	4	5000	N	N	6548 PALATINE AVE N
11	751900	0255	6/16/08	\$555,000	\$490,000	970	7	1950	4	3650	N	N	304 NW 76TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	2270	7/17/09	\$479,000	\$447,000	970	7	1950	4	3940	N	N	916 NW 83RD ST
11	291920	0835	4/13/10	\$407,500	\$394,000	970	7	1922	5	3840	N	N	135 N 82ND ST
11	046100	5510	12/2/08	\$322,000	\$291,000	970	7	1952	3	6000	N	N	7026 DIBBLE AVE NW
11	937630	1800	11/3/09	\$445,000	\$421,000	980	7	1912	3	4340	N	N	7548 11TH AVE NW
11	430570	0070	10/6/09	\$535,000	\$504,000	990	7	1981	3	5190	N	N	7737 12TH AVE NW
11	202870	0605	4/5/10	\$374,988	\$362,000	990	7	1923	4	3440	N	N	6532 DIVISION AVE NW
11	164650	2256	5/18/10	\$412,000	\$400,000	1000	7	1925	4	3510	N	N	7610 3RD AVE NW
11	292270	2315	3/9/10	\$442,000	\$425,000	1010	7	1910	3	4000	N	N	7507 10TH AVE NW
11	202870	0435	10/1/09	\$440,000	\$414,000	1010	7	1913	4	5035	N	N	6708 DIBBLE AVE NW
11	230140	0470	8/19/08	\$499,950	\$445,000	1010	7	1948	4	5000	Y	N	205 NW 72ND ST
11	292270	1910	11/8/10	\$425,000	\$422,000	1010	7	1938	4	5700	N	N	7738 DIBBLE AVE NW
11	937630	1390	5/13/09	\$419,950	\$388,000	1010	7	1941	4	5000	N	N	8035 10TH AVE NW
11	291920	0395	9/3/09	\$372,790	\$350,000	1010	7	1907	4	3840	N	N	107 NW 83RD ST
11	292270	2075	9/1/09	\$394,500	\$370,000	1030	7	1941	3	5700	N	N	7809 8TH AVE NW
11	164650	0145	4/6/09	\$390,000	\$359,000	1030	7	1918	4	3400	Y	N	7514 1ST AVE NW
11	672870	0035	9/10/10	\$401,000	\$395,000	1030	7	1920	5	4095	N	N	7015 6TH AVE NW
11	292270	1835	5/12/10	\$446,000	\$433,000	1040	7	1940	4	4700	N	N	7751 DIBBLE AVE NW
11	305270	0975	7/20/10	\$500,000	\$490,000	1050	7	1928	4	3750	N	N	6715 12TH AVE NW
11	046100	0005	12/26/08	\$385,000	\$349,000	1050	7	1913	5	3210	N	N	7421 8TH AVE NW
11	520010	0115	6/27/08	\$585,000	\$517,000	1060	7	1929	4	3478	N	N	6545 12TH AVE NW
11	287710	1821	6/25/09	\$425,000	\$395,000	1060	7	1927	3	3400	N	N	6552 6TH AVE NW
11	288010	1120	12/21/09	\$417,600	\$398,000	1060	7	1912	3	3720	N	N	6536 7TH AVE NW
11	292170	0325	10/30/08	\$391,800	\$352,000	1060	7	1940	3	5080	N	N	8322 13TH AVE NW
11	164650	2640	6/17/10	\$359,950	\$351,000	1060	7	1910	3	3090	N	N	135 NW 76TH ST
11	291970	0250	11/29/10	\$427,100	\$425,000	1060	7	1950	4	5660	N	N	636 NW 84TH ST
11	291970	0410	12/2/09	\$430,000	\$408,000	1060	7	2008	3	4800	N	N	607 NW 84TH ST
11	758970	0014	6/20/08	\$485,000	\$428,000	1070	7	1940	4	5494	N	N	1302 NW 80TH ST
11	937630	1475	7/2/10	\$499,950	\$488,000	1070	7	1939	4	4500	N	N	7706 11TH AVE NW
11	305270	0870	6/2/08	\$475,000	\$418,000	1070	7	1975	3	5000	N	N	6728 13TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	162330	1110	6/1/10	\$455,000	\$443,000	1070	7	1914	4	2795	N	N	305 NW 75TH ST
11	287710	4356	6/10/10	\$405,000	\$394,000	1080	7	1907	5	5600	N	N	7008 3RD AVE NW
11	758920	0153	7/21/08	\$494,900	\$439,000	1090	7	1948	3	5386	N	N	8329 14TH AVE NW
11	287710	0735	7/9/09	\$445,000	\$414,000	1090	7	1910	4	5000	N	N	156 NW 65TH ST
11	162330	0065	6/19/09	\$385,000	\$358,000	1100	7	1910	3	6590	N	N	7010 4TH AVE NW
11	530910	0395	5/14/10	\$395,000	\$383,000	1100	7	1965	3	5885	N	N	6715 10TH AVE NW
11	162330	0508	4/3/09	\$530,000	\$487,000	1110	7	1951	4	4010	N	N	502 NW 72ND ST
11	305270	1145	6/9/10	\$420,000	\$409,000	1110	7	1927	3	3333	N	N	6718 12TH AVE NW
11	200070	0270	10/20/10	\$435,000	\$431,000	1110	7	1925	4	6480	N	N	119 N 74TH ST
11	291920	0380	8/4/09	\$447,000	\$418,000	1120	7	1926	4	3840	N	N	117 NW 83RD ST
11	287710	2751	7/9/09	\$365,000	\$340,000	1120	7	1910	4	4500	N	N	307 NW 70TH ST
11	520010	0230	8/26/08	\$562,000	\$501,000	1130	7	1925	4	4348	N	N	6528 12TH AVE NW
11	544530	0050	4/21/09	\$507,500	\$468,000	1130	7	1930	5	4445	N	N	7540 MARY AVE NW
11	751900	1850	9/9/10	\$465,000	\$458,000	1130	7	1912	5	3860	N	N	639 NW 78TH ST
11	287710	2550	1/28/10	\$424,950	\$407,000	1130	7	1916	4	5000	N	N	6748 5TH AVE NW
11	305270	0855	2/7/08	\$499,950	\$433,000	1140	7	1927	3	5000	N	N	6738 13TH AVE NW
11	046100	3280	5/11/09	\$380,000	\$351,000	1140	7	1944	3	5000	N	N	7022 MARY AVE NW
11	291920	0920	5/21/09	\$360,000	\$333,000	1140	7	1946	3	3840	N	N	114 N 81ST ST
11	202870	0410	3/16/09	\$485,000	\$445,000	1150	7	1912	4	3975	N	N	6729 DIBBLE AVE NW
11	046100	2485	2/19/09	\$540,000	\$493,000	1150	7	1929	5	3333	N	N	7322 MARY AVE NW
11	162330	0440	6/3/08	\$465,000	\$409,000	1150	7	1953	3	3600	N	N	7212 6TH AVE NW
11	288010	0685	2/21/08	\$389,000	\$337,000	1150	7	1913	4	2140	N	N	6535 CLEOPATRA PL NW
11	530910	0380	6/18/09	\$485,000	\$450,000	1150	7	1965	4	5350	N	N	6721 10TH AVE NW
11	530910	1070	11/1/10	\$450,000	\$447,000	1150	7	1940	4	4240	N	N	1001 NW 67TH ST
11	292270	0910	10/7/09	\$386,500	\$364,000	1150	7	1937	4	3240	N	N	868 NW 80TH ST
11	544530	0025	7/29/08	\$505,000	\$448,000	1160	7	1930	4	4445	N	N	7530 MARY AVE NW
11	751900	1320	7/23/08	\$410,000	\$364,000	1160	7	1927	3	2538	N	N	656 NW 79TH ST
11	292270	0695	9/28/09	\$440,000	\$414,000	1160	7	1941	3	5360	N	N	8017 9TH AVE NW
11	291970	1085	9/8/09	\$470,000	\$441,000	1160	7	1939	4	4032	N	N	646 NW 81ST ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	305270	0946	6/2/08	\$516,000	\$454,000	1170	7	1928	3	3250	N	N	1202 NW 67TH ST
11	164650	2075	2/3/09	\$470,000	\$428,000	1180	7	1924	5	3090	N	N	111 NW 78TH ST
11	046100	0640	6/23/09	\$410,000	\$381,000	1180	7	1926	3	5000	N	N	7345 9TH AVE NW
11	751900	1310	12/7/09	\$460,000	\$437,000	1190	7	1925	4	3640	N	N	652 NW 79TH ST
11	292270	2530	5/22/10	\$401,500	\$390,000	1190	7	1939	3	4700	N	N	7522 10TH AVE NW
11	287710	3436	9/19/08	\$589,500	\$527,000	1200	7	1920	4	4000	N	N	6735 1ST AVE NW
11	287710	2530	8/5/09	\$451,000	\$422,000	1200	7	1940	3	5500	N	N	6756 5TH AVE NW
11	162330	0195	10/24/08	\$428,750	\$385,000	1200	7	1927	3	4400	N	N	7017 4TH AVE NW
11	288010	0090	7/1/10	\$396,000	\$387,000	1200	7	1926	3	3080	N	N	6736 7TH AVE NW
11	288010	0120	2/14/08	\$435,000	\$377,000	1200	7	1945	3	4970	N	N	6746 7TH AVE NW
11	751900	1340	8/4/09	\$449,000	\$420,000	1210	7	1928	3	5200	N	N	653 NW 80TH ST
11	937630	0035	2/1/09	\$422,000	\$385,000	1210	7	1928	3	3350	N	N	7518 12TH AVE NW
11	417210	0245	10/15/09	\$440,450	\$416,000	1210	7	1929	4	4680	N	N	7034 7TH AVE NW
11	751900	1250	6/25/08	\$510,975	\$451,000	1220	7	1928	3	3640	N	N	624 NW 79TH ST
11	292270	2520	11/14/08	\$516,000	\$465,000	1220	7	1939	3	4700	N	N	7528 10TH AVE NW
11	287710	3096	2/20/08	\$530,000	\$460,000	1220	7	1985	3	3500	Y	N	6714 3RD AVE NW
11	520010	0175	9/17/09	\$418,000	\$393,000	1230	7	1928	3	4001	N	N	6554 12TH AVE NW
11	292270	0540	2/28/09	\$322,500	\$295,000	1230	7	1945	3	2598	N	N	8325 8TH AVE NW
11	164650	2230	4/4/08	\$480,000	\$419,000	1240	7	1926	4	3010	N	N	7608 3RD AVE NW
11	202870	0020	1/23/08	\$449,950	\$389,000	1240	7	1925	4	2910	N	N	6738 DIVISION AVE NW
11	012503	9072	3/28/08	\$469,922	\$410,000	1240	7	1930	5	4000	N	N	1308 NW 70TH ST
11	202870	0685	6/4/09	\$370,000	\$343,000	1240	7	1925	4	4240	N	N	6541 DIVISION AVE NW
11	530910	1265	5/4/09	\$440,000	\$406,000	1250	7	1909	4	3750	N	N	6512 10TH AVE NW
11	288010	0070	6/30/09	\$426,500	\$397,000	1250	7	1945	3	4950	N	N	6730 7TH AVE NW
11	937630	0525	2/2/10	\$469,500	\$450,000	1260	7	1928	3	4150	N	N	8022 12TH AVE NW
11	162330	0770	11/10/09	\$535,000	\$507,000	1260	7	1974	4	5800	N	N	355 NW 74TH ST
11	287710	4060	4/7/10	\$599,990	\$580,000	1270	7	1925	5	3760	Y	N	6710 PALATINE AVE N
11	046100	5355	11/8/10	\$499,000	\$496,000	1270	7	1941	4	5730	N	N	7061 8TH AVE NW
11	424040	0010	6/20/08	\$527,000	\$465,000	1270	7	1924	4	5588	N	N	7726 14TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	4060	3/23/10	\$559,000	\$539,000	1270	7	1925	5	3760	Y	N	6710 PALATINE AVE N
11	162330	0960	6/18/08	\$485,000	\$428,000	1280	7	1918	4	4500	N	N	408 NW 73RD ST
11	291970	1640	6/9/09	\$524,000	\$486,000	1280	7	1925	4	3168	N	N	347 NW 82ND ST
11	162380	0195	6/25/10	\$461,500	\$450,000	1280	7	1926	4	6000	N	N	634 NW 74TH ST
11	937630	0981	10/1/10	\$417,000	\$412,000	1280	7	1947	3	3330	N	N	1016 NW 83RD ST
11	287710	3751	4/2/10	\$600,000	\$579,000	1300	7	1923	5	3750	N	N	6744 1ST AVE NW
11	751900	0170	5/26/09	\$515,000	\$477,000	1300	7	1920	5	5150	N	N	331 NW 76TH ST
11	305270	0775	12/3/09	\$400,000	\$380,000	1310	7	1928	3	5000	N	N	6737 13TH AVE NW
11	164650	2295	7/30/08	\$538,500	\$478,000	1320	7	1925	4	3605	N	N	145 NW 77TH ST
11	291970	0695	11/6/08	\$492,000	\$443,000	1330	7	1928	4	4670	N	N	602 NW 82ND ST
11	046100	5040	5/26/09	\$450,000	\$417,000	1330	7	1940	3	5000	N	N	7041 DIBBLE AVE NW
11	751900	1670	4/20/10	\$498,000	\$482,000	1330	7	1928	4	3605	N	N	607 NW 79TH ST
11	751900	0750	1/24/08	\$490,000	\$423,000	1340	7	1910	4	4120	N	N	314 NW 78TH ST
11	046100	3955	8/28/09	\$460,000	\$431,000	1340	7	1918	3	3450	N	N	1202 NW 70TH ST
11	758970	0100	2/13/09	\$515,000	\$470,000	1340	7	1928	4	3200	N	N	8005 12TH AVE NW
11	751900	0710	6/15/10	\$454,000	\$442,000	1340	7	1927	4	2272	N	N	305 NW 78TH ST
11	164650	1595	4/29/10	\$475,000	\$460,000	1340	7	1927	4	3090	N	N	148 NW 78TH ST
11	287710	0736	11/30/10	\$559,900	\$558,000	1350	7	1922	4	5000	N	N	152 NW 65TH ST
11	507540	0055	5/30/08	\$454,500	\$400,000	1350	7	1924	3	5715	N	N	7553 13TH AVE NW
11	349130	0037	11/19/08	\$514,000	\$464,000	1350	7	1940	4	5074	N	N	7541 MARY AVE NW
11	507540	0055	6/24/09	\$433,000	\$402,000	1350	7	1924	3	5715	N	N	7553 13TH AVE NW
11	046100	4065	7/29/09	\$468,000	\$437,000	1360	7	1945	4	5000	N	N	7036 13TH AVE NW
11	046100	1040	5/12/09	\$455,450	\$421,000	1370	7	1927	4	3500	N	N	1002 NW 73RD ST
11	292270	0960	4/12/10	\$411,000	\$397,000	1370	7	1929	4	3760	N	N	8011 DIBBLE AVE NW
11	230140	0240	9/8/08	\$535,500	\$478,000	1380	7	1918	4	3700	N	N	7206 SYCAMORE AVE NW
11	202870	1045	7/22/10	\$475,000	\$465,000	1380	7	1925	4	4240	N	N	6510 DIBBLE AVE NW
11	287710	2365	11/24/08	\$450,000	\$406,000	1380	7	1920	4	5000	N	N	6720 6TH AVE NW
11	530910	0715	7/16/08	\$575,000	\$509,000	1390	7	1928	5	4062	N	N	6713 11TH AVE NW
11	937630	0226	6/22/09	\$599,900	\$557,000	1390	7	1940	5	5227	N	N	1102 NW 75TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	3566	8/6/08	\$550,000	\$489,000	1390	7	1920	4	4000	N	N	6722 SYCAMORE AVE NW
11	291970	0610	3/23/10	\$435,000	\$419,000	1390	7	1916	5	4800	N	N	641 NW 83RD ST
11	287710	1631	8/13/09	\$524,500	\$491,000	1400	7	1925	4	4000	N	N	6528 5TH AVE NW
11	305270	0725	5/28/10	\$499,000	\$485,000	1400	7	1928	5	4000	N	N	6715 13TH AVE NW
11	202870	0130	8/6/10	\$390,000	\$383,000	1400	7	1945	3	5300	N	N	6734 DIBBLE AVE NW
11	507540	0115	9/3/09	\$447,500	\$420,000	1400	7	1930	4	5588	N	N	7722 14TH AVE NW
11	046100	0070	8/19/10	\$485,000	\$477,000	1410	7	1912	4	4640	N	N	7331 8TH AVE NW
11	164650	1195	9/23/10	\$459,000	\$453,000	1410	7	1928	5	3120	N	N	149 N 80TH ST
11	291970	1310	11/30/09	\$399,000	\$379,000	1410	7	1922	4	3600	N	N	634 NW 80TH ST
11	751900	0471	12/1/08	\$549,000	\$496,000	1420	7	1926	4	3375	N	N	7615 3RD AVE NW
11	012503	9039	11/4/09	\$525,500	\$497,000	1420	7	1927	4	3750	Y	N	150 NW 73RD ST
11	288010	1106	2/22/10	\$478,600	\$460,000	1420	7	1919	4	3970	N	N	6528 7TH AVE NW
11	202870	0820	7/19/10	\$410,000	\$401,000	1420	7	1905	5	5300	N	N	6551 DIBBLE AVE NW
11	288010	0780	6/26/08	\$520,900	\$460,000	1430	7	1910	4	7200	N	N	6517 7TH AVE NW
11	162330	0660	2/20/08	\$580,000	\$503,000	1430	7	1911	5	5000	N	N	7225 4TH AVE NW
11	751900	0385	10/13/08	\$435,000	\$390,000	1430	7	1928	4	3860	N	N	347 NW 77TH ST
11	751900	0380	6/17/10	\$520,600	\$508,000	1440	7	1928	5	3860	N	N	349 NW 77TH ST
11	291920	0880	12/29/09	\$565,000	\$539,000	1450	7	1924	4	3819	N	N	146 N 81ST ST
11	046100	4430	2/18/10	\$374,950	\$360,000	1450	7	1992	3	2500	N	N	7045 10TH AVE NW
11	305270	1105	7/13/09	\$450,000	\$419,000	1460	7	1998	3	2500	N	N	6738 12TH AVE NW
11	162330	0255	8/13/09	\$625,000	\$585,000	1470	7	1927	4	3000	N	N	507 NW 72ND ST
11	291920	0690	5/3/10	\$546,000	\$529,000	1470	7	1929	4	3840	N	N	133 N 81ST ST
11	046100	4395	8/25/08	\$566,500	\$505,000	1470	7	1942	4	5000	N	N	7055 10TH AVE NW
11	162330	1055	11/16/10	\$540,000	\$537,000	1480	7	1911	4	6000	N	N	341 NW 75TH ST
11	288010	0985	5/24/08	\$485,000	\$426,000	1480	7	1924	4	5000	N	N	6518 CLEOPATRA PL NW
11	288010	1005	11/13/09	\$475,000	\$450,000	1500	7	1920	3	6000	N	N	6510 CLEOPATRA PL NW
11	046100	5455	9/24/09	\$409,000	\$385,000	1510	7	1928	3	3780	N	N	7023 8TH AVE NW
11	046100	5016	8/13/10	\$625,000	\$614,000	1520	7	1911	5	3750	N	N	7053 DIBBLE AVE NW
11	751900	0245	10/15/09	\$472,500	\$446,000	1520	7	1925	5	3650	N	N	7603 3RD AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	0226	8/24/10	\$610,000	\$600,000	1530	7	1911	4	3500	Y	N	6508 PALATINE AVE N
11	287710	3390	1/14/08	\$570,000	\$492,000	1530	7	1912	4	5000	N	N	6711 1ST AVE NW
11	287710	2741	11/13/09	\$435,000	\$412,000	1530	7	2003	3	3820	N	N	6751 3RD AVE NW
11	202870	0065	5/19/08	\$655,000	\$575,000	1540	7	1936	5	5300	N	N	6731 DIVISION AVE NW
11	305270	0520	12/3/09	\$419,000	\$398,000	1550	7	1997	3	2000	N	N	6723 14TH AVE NW
11	751900	0105	5/5/09	\$417,968	\$386,000	1560	7	1912	4	5150	N	N	352 NW 75TH ST
11	292270	0890	3/26/08	\$525,000	\$458,000	1560	7	1929	3	4230	N	N	8012 9TH AVE NW
11	287710	2640	2/23/10	\$498,500	\$479,000	1570	7	1911	4	5000	N	N	6702 5TH AVE NW
11	164650	0335	4/1/10	\$500,000	\$483,000	1590	7	1909	4	4635	N	N	142 N 76TH ST
11	291970	0635	11/25/09	\$450,000	\$427,000	1600	7	1987	3	2880	N	N	625 NW 83RD ST
11	046100	4145	5/13/08	\$600,000	\$527,000	1610	7	1925	3	5000	N	N	7049 11TH AVE NW
11	937630	0585	7/16/08	\$475,000	\$421,000	1610	7	1911	3	5000	N	N	8052 12TH AVE NW
11	162330	0110	5/5/08	\$610,000	\$535,000	1620	7	1924	4	4000	N	N	7026 5TH AVE NW
11	937630	2100	11/26/10	\$432,000	\$430,000	1620	7	1908	4	5000	N	N	8018 10TH AVE NW
11	162380	0240	6/20/08	\$505,000	\$446,000	1630	7	1909	4	5700	N	N	656 NW 74TH ST
11	520010	0140	3/14/08	\$530,000	\$461,000	1630	7	1929	5	3350	N	N	1203 NW 67TH ST
11	751900	1650	6/8/09	\$489,750	\$454,000	1640	7	1966	4	5150	N	N	617 NW 79TH ST
11	937630	2072	7/6/10	\$455,000	\$445,000	1650	7	1916	5	4070	N	N	8008 10TH AVE NW
11	046100	3755	12/7/10	\$519,950	\$518,000	1660	7	1923	4	5000	N	N	7032 14TH AVE NW
11	751900	0035	11/8/10	\$400,000	\$397,000	1660	7	1926	3	3860	N	N	318 NW 75TH ST
11	530910	0750	6/29/10	\$435,000	\$425,000	1670	7	1928	4	2800	N	N	6701 11TH AVE NW
11	202870	0035	12/21/10	\$455,000	\$454,000	1680	7	1927	4	3430	N	N	6746 DIVISION AVE NW
11	287710	0725	12/16/09	\$505,000	\$481,000	1690	7	1924	4	5000	N	N	6502 SYCAMORE AVE NW
11	292270	2445	8/12/10	\$545,000	\$535,000	1700	7	1928	3	4040	N	N	7557 10TH AVE NW
11	751900	1765	7/23/09	\$545,000	\$509,000	1710	7	1926	4	3860	N	N	636 NW 77TH ST
11	164650	0365	9/28/09	\$420,000	\$395,000	1710	7	1906	5	4429	N	N	126 N 76TH ST
11	287710	2790	6/16/10	\$615,000	\$599,000	1730	7	2009	3	5000	N	N	6746 4TH AVE NW
11	672870	0165	8/5/09	\$535,000	\$500,000	1730	7	1906	5	5000	N	N	7011 7TH AVE NW
11	287710	0445	10/22/09	\$440,000	\$416,000	1740	7	1912	3	5000	N	N	6524 1ST AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	0425	9/25/09	\$526,050	\$495,000	1790	7	1925	4	4635	N	N	101 N 77TH ST
11	417210	0005	6/23/09	\$446,950	\$415,000	1790	7	1927	4	4075	N	N	7060 8TH AVE NW
11	287710	1191	4/8/10	\$490,000	\$473,000	1790	7	1926	4	4500	N	N	6512 3RD AVE NW
11	202870	0955	8/4/10	\$577,500	\$567,000	1810	7	1912	5	5300	N	N	6528 9TH AVE NW
11	287710	2196	9/20/10	\$552,000	\$545,000	1840	7	1911	5	3750	N	N	6713 5TH AVE NW
11	046100	5360	2/1/10	\$575,000	\$551,000	1860	7	1928	5	2850	N	N	809 NW 73RD ST
11	046100	0130	12/6/10	\$375,000	\$374,000	1860	7	1914	4	5750	N	N	7307 8TH AVE NW
11	162380	0205	7/14/09	\$482,000	\$449,000	1930	7	1911	5	6000	N	N	640 NW 74TH ST
11	230140	0700	10/6/10	\$650,000	\$643,000	1950	7	1918	5	5000	N	N	7034 SYCAMORE AVE NW
11	417210	0280	3/28/08	\$670,000	\$584,000	1970	7	1926	3	4680	N	N	7215 6TH AVE NW
11	305270	0607	2/15/08	\$359,950	\$312,000	800	8	2007	3	1278	N	N	6746 A 14TH AVE NW
11	288010	0140	10/29/08	\$350,500	\$315,000	930	8	2007	3	1179	N	N	6756 7TH AVE NW
11	288010	0144	3/17/09	\$339,000	\$311,000	930	8	2007	3	1132	N	N	6758 7TH AVE NW
11	288010	0141	6/3/09	\$329,900	\$306,000	930	8	2007	3	1304	N	N	621 NW 70TH ST
11	288010	0145	5/6/09	\$325,000	\$300,000	930	8	2007	3	1351	N	N	615 NW 70TH ST
11	291920	0300	2/25/08	\$575,000	\$499,000	970	8	2002	3	3840	N	N	142 NW 83RD ST
11	305270	0341	11/24/08	\$362,000	\$327,000	1030	8	2007	3	1139	N	N	6753 ALONZO AVE NW
11	305270	0341	4/11/08	\$350,000	\$306,000	1030	8	2007	3	1139	N	N	6753 ALONZO AVE NW
11	305270	0158	10/2/08	\$353,100	\$316,000	1050	8	2006	3	1044	N	N	6738 B MARY AVE NW
11	046100	0750	9/16/09	\$458,000	\$431,000	1060	8	1940	4	3375	N	N	910 NW 73RD ST
11	349130	0081	8/5/09	\$417,500	\$390,000	1070	8	1953	3	5676	N	N	7715 MARY AVE NW
11	758920	0193	10/12/09	\$425,000	\$401,000	1090	8	1929	3	3000	N	N	8304 MARY AVE NW
11	046100	0755	7/31/08	\$468,539	\$416,000	1140	8	1939	3	4125	N	N	914 NW 73RD ST
11	937630	1111	3/4/09	\$355,000	\$325,000	1220	8	2008	3	1330	N	N	8355 B 10TH AVE NW
11	046100	0685	3/26/09	\$470,000	\$431,000	1230	8	1940	3	5000	N	N	7325 9TH AVE NW
11	292270	0580	9/10/08	\$320,000	\$286,000	1250	8	2008	3	971	N	N	8417 C 8TH AVE NW
11	292270	0582	9/10/08	\$312,000	\$279,000	1250	8	2008	3	888	N	N	8417 A 8TH AVE NW
11	292270	0581	9/9/08	\$303,000	\$271,000	1250	8	2008	3	861	N	N	8417 B 8TH AVE NW
11	292270	0558	4/7/08	\$349,000	\$305,000	1260	8	2007	3	1137	N	N	8403 A 8TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	0853	2/6/08	\$379,950	\$329,000	1260	8	2007	3	1141	N	N	8357 A 11TH AVE NW
11	937630	0852	4/1/08	\$372,950	\$325,000	1260	8	2007	3	1140	N	N	8357 B 11TH AVE NW
11	292270	0559	8/18/08	\$320,000	\$285,000	1260	8	2007	3	1135	N	N	8403 B 8TH AVE NW
11	292270	0561	4/21/08	\$350,000	\$306,000	1260	8	2007	3	1175	N	N	8406 B 8TH AVE NW
11	292270	0560	4/22/08	\$349,999	\$306,000	1260	8	2007	3	1177	N	N	8405 A 8TH AVE NW
11	291970	1320	11/6/09	\$402,000	\$381,000	1260	8	1928	4	4800	N	N	640 NW 80TH ST
11	937630	0854	2/1/08	\$379,950	\$329,000	1270	8	2007	3	1258	N	N	8355 A 11TH AVE NW
11	937630	0855	3/25/08	\$369,950	\$322,000	1270	8	2007	3	1258	N	N	8355 B 11TH AVE NW
11	162380	0410	1/15/09	\$560,000	\$509,000	1270	8	1912	5	3000	N	N	612 NW 73RD ST
11	164650	1845	5/17/08	\$540,000	\$474,000	1270	8	1911	5	3090	N	N	110 NW 77TH ST
11	305270	0214	12/9/10	\$405,000	\$404,000	1290	8	2010	3	1110	N	N	6712 A MARY AVE NW
11	287710	2901	8/6/08	\$655,000	\$582,000	1300	8	1917	5	3500	N	N	6709 2ND AVE NW
11	292270	1045	7/28/09	\$475,000	\$444,000	1310	8	1961	3	4700	N	N	8041 DIBBLE AVE NW
11	751900	2161	2/6/08	\$409,950	\$355,000	1320	8	2007	3	1258	N	N	603 NW 77TH ST
11	305270	0216	10/5/10	\$417,000	\$412,000	1330	8	2010	3	1311	N	N	6714 B MARY AVE NW
11	305270	0215	8/24/10	\$427,000	\$420,000	1330	8	2010	3	1312	N	N	6714 A MARY AVE NW
11	305270	0420	1/2/08	\$399,000	\$344,000	1350	8	2007	3	1724	N	N	6724 A ALONZO AVE NW
11	305270	0420	12/3/10	\$378,000	\$377,000	1350	8	2007	3	1724	N	N	6724 A ALONZO AVE NW
11	292270	3060	5/14/09	\$615,000	\$568,000	1350	8	1928	4	3648	N	N	7526 DIBBLE AVE NW
11	937630	1780	5/7/10	\$481,000	\$466,000	1350	8	1952	3	4340	N	N	7536 11TH AVE NW
11	305270	0237	2/26/08	\$427,500	\$371,000	1360	8	2007	3	1050	N	N	1466 NW 67TH ST
11	305270	0238	1/22/08	\$419,000	\$362,000	1360	8	2007	3	1349	N	N	1464 NW 67TH ST
11	305270	0235	2/5/08	\$419,000	\$363,000	1360	8	2007	3	1552	N	N	1470 NW 67TH ST
11	305270	0236	1/22/08	\$419,000	\$362,000	1360	8	2007	3	1050	N	N	1468 NW 67TH ST
11	305270	0238	2/18/10	\$414,950	\$398,000	1360	8	2007	3	1349	N	N	1464 NW 67TH ST
11	937630	1112	3/4/09	\$359,000	\$329,000	1380	8	2008	3	1329	N	N	8355 A 10TH AVE NW
11	230140	0230	6/18/10	\$599,500	\$585,000	1400	8	1912	5	5000	N	N	7202 SYCAMORE AVE NW
11	200070	0170	8/13/09	\$441,000	\$413,000	1420	8	1986	3	3075	N	N	138 N 74TH ST
11	751900	2140	9/7/10	\$430,000	\$424,000	1430	8	2005	3	2575	N	N	617 NW 77TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	1475	7/10/08	\$699,950	\$620,000	1450	8	1918	5	5000	N	N	7348 12TH AVE NW
11	305270	0438	5/8/08	\$440,000	\$386,000	1460	8	2005	3	1375	N	N	6714 B ALONZO AVE NW
11	305270	0473	11/19/08	\$450,000	\$406,000	1460	8	2007	3	1840	N	N	6701 14TH AVE NW
11	164650	0810	11/5/09	\$522,000	\$494,000	1460	8	2008	3	1500	N	N	151 N 78TH ST
11	292270	1600	12/15/08	\$500,000	\$453,000	1490	8	1930	4	3760	N	N	7734 9TH AVE NW
11	305270	0342	3/5/08	\$415,000	\$361,000	1500	8	2007	3	1423	N	N	6751 ALONZO AVE NW
11	046100	4975	10/9/08	\$597,000	\$535,000	1510	8	1930	4	4500	N	N	7060 10TH AVE NW
11	424040	0073	1/6/09	\$499,000	\$453,000	1510	8	1929	4	5240	N	N	7748 14TH AVE NW
11	291920	0685	12/11/09	\$525,000	\$499,000	1520	8	1929	5	3840	N	N	129 N 81ST ST
11	202870	0570	4/20/09	\$399,950	\$368,000	1530	8	2007	3	1786	N	N	6716 DIVISION AVE NW
11	046100	0570	9/21/09	\$587,000	\$552,000	1540	8	1930	4	4000	N	N	7350 9TH AVE NW
11	046100	0545	2/12/08	\$619,000	\$536,000	1550	8	1929	4	4000	N	N	7342 9TH AVE NW
11	937630	0655	11/17/10	\$430,000	\$428,000	1550	8	1929	3	5000	N	N	8031 11TH AVE NW
11	530910	0485	5/6/10	\$660,000	\$640,000	1560	8	1909	5	5350	N	N	6708 11TH AVE NW
11	937630	0695	8/28/08	\$425,000	\$379,000	1560	8	1985	3	2500	N	N	8013 11TH AVE NW
11	292270	0541	10/24/08	\$395,000	\$355,000	1610	8	2008	3	1477	N	N	8329 8TH AVE NW
11	292270	0542	12/18/08	\$365,000	\$331,000	1610	8	2008	3	1475	N	N	8327 8TH AVE NW
11	046100	0165	5/21/08	\$700,000	\$615,000	1630	8	1928	4	6250	N	N	820 NW 73RD ST
11	164650	2620	8/4/08	\$750,000	\$666,000	1630	8	2008	3	4429	N	N	145 NW 76TH ST
11	291970	0585	11/22/10	\$575,000	\$572,000	1660	8	1921	5	3841	N	N	651 NW 83RD ST
11	305270	0340	7/7/08	\$467,500	\$414,000	1670	8	2007	3	1936	N	N	6749 ALONZO AVE NW
11	162330	0260	11/9/09	\$665,000	\$630,000	1670	8	2006	3	3000	N	N	511 NW 72ND ST
11	937630	1110	4/6/09	\$430,000	\$395,000	1680	8	2008	3	2096	N	N	8357 10TH AVE NW
11	774800	0020	1/14/09	\$520,000	\$473,000	1680	8	1934	4	5544	N	N	7523 MARY AVE NW
11	305270	0647	11/10/09	\$432,000	\$409,000	1690	8	2005	3	2276	N	N	6726 14TH AVE NW
11	287710	3785	3/27/08	\$679,000	\$592,000	1700	8	1911	5	3750	N	N	6728 1ST AVE NW
11	291970	0255	8/11/09	\$500,000	\$468,000	1720	8	2009	3	2834	N	N	640 NW 84TH ST
11	287710	3596	7/2/08	\$625,000	\$553,000	1800	8	1929	5	4500	N	N	6706 SYCAMORE AVE NW
11	162380	0575	5/6/08	\$700,000	\$614,000	1830	8	1954	3	3750	N	N	7070 8TH AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	4325	5/5/08	\$566,100	\$496,000	1850	8	1909	4	3750	Y	N	202 NW 70TH ST
11	287710	3346	8/28/09	\$690,000	\$647,000	1870	8	1916	5	6100	Y	N	162 NW 67TH ST
11	530910	0150	4/28/10	\$599,000	\$580,000	1890	8	1908	4	7383	N	N	6705 9TH AVE NW
11	046100	0490	6/14/10	\$735,000	\$716,000	1970	8	1922	5	5000	N	N	7322 9TH AVE NW
11	292270	0571	6/29/09	\$364,950	\$339,000	1990	8	2008	3	2269	N	N	8409 8TH AVE NW
11	046100	3840	12/22/10	\$640,000	\$639,000	1990	8	2004	3	5000	N	N	7055 12TH AVE NW
11	291920	0820	6/29/10	\$575,000	\$561,000	2000	8	1917	4	3840	N	N	123 N 82ND ST
11	937630	0935	5/20/09	\$524,000	\$485,000	2230	8	2004	3	2500	N	N	8317 11TH AVE NW
11	758970	0011	8/23/08	\$640,000	\$570,000	2260	8	1987	3	6700	N	N	1320 NW 80TH ST
11	287710	1330	4/28/08	\$769,000	\$674,000	2540	8	1978	4	4200	N	N	6557 3RD AVE NW
11	046100	1585	7/28/08	\$618,000	\$548,000	740	9	2008	3	5000	N	N	7333 12TH AVE NW
11	349130	0163	10/25/10	\$685,000	\$679,000	1070	9	2010	3	6350	N	N	7741 14TH AVE NW
11	305270	0451	5/9/08	\$475,000	\$417,000	1470	9	2007	3	1402	N	N	6708 ALONZO AVE NW
11	046100	2065	6/10/08	\$865,000	\$762,000	1590	9	2007	3	5000	N	N	7347 14TH AVE NW
11	164650	0645	7/25/08	\$820,000	\$727,000	1770	9	2008	3	3090	N	N	120 N 77TH ST
11	164650	0645	9/17/09	\$675,000	\$635,000	1770	9	2008	3	3090	N	N	120 N 77TH ST
11	287710	0890	10/27/10	\$898,500	\$891,000	2000	9	2009	3	5000	Y	N	6540 2ND AVE NW
11	424040	0108	10/14/10	\$830,000	\$822,000	2070	9	2007	3	3751	N	N	1217 NW 77TH ST
11	305270	0450	3/27/08	\$675,000	\$588,000	2190	9	2007	3	2193	N	N	6710 ALONZO AVE NW
11	424040	0110	8/3/09	\$799,000	\$747,000	2220	9	2006	3	4054	N	N	1211 NW 77TH ST
11	164650	2635	7/8/10	\$623,000	\$609,000	2230	9	2010	3	3090	N	N	137 NW 76TH ST
11	751900	2590	7/20/09	\$750,000	\$700,000	2390	9	2009	3	5150	N	N	611 NW 76TH ST
11	291970	0910	4/26/10	\$700,000	\$678,000	2400	9	2006	3	3840	N	N	623 NW 82ND ST
11	288010	0160	12/15/08	\$829,000	\$750,000	2550	9	2007	3	3752	N	N	6709 7TH AVE NW
11	288010	0159	5/19/09	\$792,000	\$733,000	2550	9	2007	3	3752	N	N	6707 7TH AVE NW
11	046100	3136	7/21/09	\$730,000	\$681,000	2590	9	2009	3	3748	N	N	7041 ALONZO AVE NW
11	046100	3135	8/7/09	\$709,000	\$663,000	2590	9	2009	3	3748	N	N	7045 ALONZO AVE NW
11	291920	0495	9/15/09	\$675,000	\$634,000	2650	9	2007	3	3840	N	N	149 NW 82ND ST
11	046100	4840	9/19/08	\$875,000	\$782,000	2670	9	2007	3	4500	N	N	7008 10TH AVE NW

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

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	0620	10/17/09	\$742,000	\$700,000	2670	9	2006	3	4000	N	N	7353 9TH AVE NW
11	530910	0140	4/20/09	\$717,500	\$661,000	3030	9	2005	3	3841	N	N	6709 9TH AVE NW
11	164650	2490	7/28/08	\$1,052,000	\$934,000	3180	9	2007	3	6180	N	N	128 NW 75TH ST
11	287710	4230	8/12/08	\$1,195,000	\$1,063,000	2420	10	2002	3	4600	N	N	7015 1ST AVE NW
11	230140	0120	3/4/08	\$1,075,000	\$934,000	2520	10	2007	3	5000	N	N	7207 PALATINE AVE N
11	230140	0750	7/25/08	\$1,189,000	\$1,055,000	3000	10	2007	3	5000	Y	N	7018 1ST AVE NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012400	0095	3/13/09	\$340,000	OBSOLESCENCE>0
2	045200	1170	12/15/08	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	045200	1280	11/19/10	\$490,000	RELOCATION - SALE TO SERVICE
2	045200	1435	10/28/10	\$156,000	DOR RATIO
2	045200	1770	8/26/08	\$125,000	QUIT CLAIM DEED
2	047500	0034	5/7/10	\$392,000	DIAGNOSTIC OUTLIER
2	047500	0161	5/7/09	\$360,000	BUILDER OR DEVELOPER SALES
2	047500	0615	10/8/08	\$800,000	OBSOLESCENCE>0
2	047500	0740	2/24/09	\$250,000	NO MARKET EXPOSURE
2	047500	0785	7/28/09	\$173,442	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	047500	0820	3/4/09	\$330,922	UNFINISHED AREA>0
2	047500	1185	11/5/10	\$162,680	QUIT CLAIM DEED
2	047500	1185	12/1/09	\$193,800	QUIT CLAIM DEED
2	047500	1190	12/1/09	\$214,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	047500	1190	11/5/10	\$206,290	QUIT CLAIM DEED
2	047500	1395	5/8/08	\$650,000	NO MARKET EXPOSURE
2	047500	1495	10/7/10	\$285,700	DIAGNOSTIC OUTLIER
2	099900	0030	9/25/08	\$320,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	122503	9023	3/12/10	\$353,500	OBSOLESCENCE>0
2	198220	0535	7/27/10	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198220	0805	6/22/08	\$368,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	198220	0885	11/22/10	\$112,998	QUIT CLAIM DEED
2	198220	1590	11/21/08	\$355,000	OBSOLESCENCE>0
2	198220	1600	7/21/08	\$363,000	OBSOLESCENCE>0
2	251600	0180	12/23/09	\$750,000	PREV IMP VALUE<=25,000
2	251600	0255	5/26/09	\$392,000	OBSOLESCENCE>0
2	251600	0480	10/13/10	\$231,000	DIAGNOSTIC OUTLIER
2	276760	0687	12/30/09	\$203,500	QUIT CLAIM DEED
2	276760	0856	10/24/08	\$385,950	OBSOLESCENCE>0
2	276770	4445	5/20/10	\$360,000	DIAGNOSTIC OUTLIER
2	276770	4575	6/23/09	\$60,073	QUIT CLAIM DEED
2	276770	4775	10/26/10	\$344,000	FINANCIAL INSTITUTION RESALE
2	276770	4778	11/16/10	\$350,000	FINANCIAL INSTITUTION RESALE
2	276770	4860	5/13/10	\$225,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276790	0190	3/31/08	\$320,000	DOR RATIO
2	276790	0785	6/23/10	\$578,000	DIAGNOSTIC OUTLIER
2	276800	0420	3/28/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276810	0080	12/23/09	\$187,947	QUIT CLAIM DEED
2	276810	0100	12/15/08	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276810	0110	6/10/10	\$310,000	NON-REPRESENTATIVE SALE
2	276810	0175	6/21/10	\$257,000	DIAGNOSTIC OUTLIER
2	276810	0205	4/1/09	\$320,000	SEGREGATION AND/OR MERGER SINCE SALE
2	276820	0095	7/5/10	\$189,888	RELATED PARTY, FRIEND, OR NEIGHBOR

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276820	0105	10/25/10	\$480,000	OBSOLESCENCE>0
2	276820	0140	7/24/09	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276820	0210	10/18/10	\$300,055	OBSOLESCENCE>0
2	276830	0715	11/2/10	\$280,000	TEARDOWN SALE
2	276830	1165	7/16/09	\$408,000	OBSOLESCENCE>0
2	276830	1214	5/27/08	\$590,000	SEGREGATION AND/OR MERGER SINCE SALE
2	276830	1220	9/2/09	\$295,000	DIAGNOSTIC OUTLIER
2	276830	1250	7/7/08	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276830	1280	7/29/08	\$517,500	TEARDOWN SALE
2	276830	1310	8/10/10	\$326,500	OBSOLESCENCE>0
2	276830	1310	4/16/10	\$235,000	OBSOLESCENCE>0
2	276830	1415	7/20/10	\$490,000	OBSOLESCENCE>0
2	276830	1545	12/11/08	\$325,000	PREV IMP VALUE<=25,000
2	276960	0281	9/22/10	\$136,929	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	1045	1/28/09	\$220,000	DOR RATIO
2	276960	1095	3/6/08	\$801,412	EXEMPT FROM EXCISE TAX
2	276960	1140	3/28/09	\$375,000	SHORT SALE
2	276960	2785	5/11/09	\$335,000	PERCENT COMPLETE<100
2	276960	2785	10/25/10	\$409,000	PERCENT COMPLETE<100
2	276960	2786	12/27/10	\$371,000	PERCENT COMPLETE<100
2	276960	2787	12/27/10	\$335,000	PERCENT COMPLETE<100
2	301930	0050	7/16/09	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	301930	0125	9/24/09	\$315,000	NO MARKET EXPOSURE
2	301930	0129	4/3/09	\$269,950	DIAGNOSTIC OUTLIER
2	301930	0131	4/7/09	\$285,000	NO MARKET EXPOSURE
2	441310	0190	2/25/09	\$332,250	OBSOLESCENCE>0
2	930730	0060	12/16/10	\$325,700	FINANCIAL INSTITUTION RESALE
2	930730	0090	2/12/08	\$201,500	QUIT CLAIM DEED
2	953010	0025	6/6/08	\$650,000	PREV IMP VALUE<=25,000
11	012503	9030	4/23/09	\$330,000	PREV IMP VALUE<=25,000
11	012503	9064	8/8/08	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	045800	0275	4/16/10	\$30,688	RELATED PARTY, FRIEND, OR NEIGHBOR
11	046100	0460	7/30/10	\$123,898	QUIT CLAIM DEED
11	046100	0460	5/6/08	\$655,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	0855	11/30/09	\$473,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	2630	1/25/10	\$510,000	MORE THAN 1 IMP
11	046100	2810	6/15/09	\$357,000	PREV IMP VALUE<=25,000
11	046100	2860	10/22/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	046100	3135	2/1/08	\$400,000	DOR RATIO
11	046100	3895	12/11/08	\$430,000	UNFINISHED AREA>0
11	046100	4015	9/2/09	\$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	046100	4435	6/2/09	\$295,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	5016	8/9/10	\$625,000	RELOCATION - SALE TO SERVICE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	046100	5110	10/1/08	\$470,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	162330	0446	10/25/10	\$358,000	RELOCATION - SALE TO SERVICE
11	164650	0060	10/2/09	\$373,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	164650	0640	7/22/08	\$1,025,000	DIAGNOSTIC OUTLIER
11	164650	0730	7/21/09	\$201,666	QUIT CLAIM DEED
11	164650	0800	12/1/08	\$395,000	SEGREGATION AND/OR MERGER SINCE SALE
11	164650	0870	5/5/08	\$575,000	SEGREGATION AND/OR MERGER SINCE SALE
11	164650	2065	6/15/10	\$998,000	DIAGNOSTIC OUTLIER
11	164650	2175	3/8/10	\$265,000	FINANCIAL INSTITUTION RESALE
11	164650	2265	12/6/10	\$300,000	DIAGNOSTIC OUTLIER
11	164650	2265	10/30/08	\$260,000	NON-REPRESENTATIVE SALE
11	164650	2640	12/1/09	\$375,000	SEGREGATION AND/OR MERGER SINCE SALE
11	164650	2705	4/3/08	\$570,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	200120	0080	7/29/08	\$424,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	202870	0020	10/8/09	\$204,825	QUIT CLAIM DEED
11	202870	0195	4/3/09	\$52,816	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	202870	1086	8/22/08	\$222,252	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	287710	0090	6/18/10	\$320,000	FINANCIAL INSTITUTION RESALE
11	287710	0196	5/20/08	\$780,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	0890	8/4/10	\$898,500	RELOCATION - SALE TO SERVICE
11	287710	0890	3/11/08	\$580,000	TEARDOWN SALE
11	287710	0936	9/7/10	\$625,000	DIAGNOSTIC OUTLIER
11	287710	1005	11/17/10	\$363,000	ACTIVE PERMIT BEFORE SALE>25K
11	287710	1026	6/4/08	\$194,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	1036	12/21/09	\$307,000	NON-REPRESENTATIVE SALE
11	287710	1436	6/30/08	\$365,000	OBSOLESCENCE>0
11	287710	1445	4/10/08	\$505,000	OBSOLESCENCE>0
11	287710	1745	3/13/09	\$220,700	STATEMENT TO DOR;
11	287710	2155	2/3/10	\$535,000	OBSOLESCENCE>0
11	287710	2651	8/16/10	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	2790	9/8/09	\$250,000	NON-REPRESENTATIVE SALE
11	287710	3070	10/22/10	\$589,000	DIAGNOSTIC OUTLIER
11	287710	3110	9/7/10	\$599,000	ACTIVE PERMIT BEFORE SALE>25K
11	287710	3110	3/1/10	\$301,500	OBSOLESCENCE>0
11	287710	3445	9/19/08	\$675,000	DIAGNOSTIC OUTLIER
11	287710	4230	4/25/08	\$1,190,000	RELOCATION - SALE TO SERVICE
11	288010	0175	9/8/08	\$364,250	DIAGNOSTIC OUTLIER
11	288010	0290	7/31/08	\$300,000	NON-REPRESENTATIVE SALE
11	288010	0290	6/6/08	\$260,000	NON-REPRESENTATIVE SALE
11	288010	0470	4/27/10	\$344,000	DIAGNOSTIC OUTLIER
11	291920	0085	4/10/08	\$341,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	291920	0280	5/8/09	\$361,000	FINANCIAL INSTITUTION RESALE
11	291920	1005	1/14/09	\$350,000	PREV IMP VALUE<=25,000

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	291920	1390	12/9/10	\$261,000	DIAGNOSTIC OUTLIER
11	291970	0235	3/3/08	\$545,000	UNFINISHED AREA>0
11	291970	0260	7/14/08	\$412,500	SEGREGATION AND/OR MERGER SINCE SALE
11	291970	0350	7/22/09	\$402,000	RELOCATION - SALE TO SERVICE
11	291970	0585	11/4/09	\$500,000	SEGREGATION AND/OR MERGER SINCE SALE
11	291970	0895	10/7/10	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291970	1455	7/23/09	\$710,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	291970	2145	6/1/09	\$332,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292270	0090	12/1/09	\$447,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292270	2025	5/17/10	\$214,200	DIAGNOSTIC OUTLIER
11	292270	2325	7/21/09	\$320,000	NON-REPRESENTATIVE SALE
11	292270	2430	9/25/08	\$582,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292270	2870	4/27/09	\$300,000	DIAGNOSTIC OUTLIER
11	292270	2880	9/24/08	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292270	3120	9/16/10	\$400,000	DIAGNOSTIC OUTLIER
11	305270	0575	9/8/10	\$113,381	QUIT CLAIM DEED
11	305270	0610	6/16/08	\$714,300	OBSOLESCENCE>0
11	305270	0685	8/24/10	\$351,500	OBSOLESCENCE>0
11	305270	0725	9/28/09	\$459,000	SEGREGATION AND/OR MERGER SINCE SALE
11	349130	0133	9/11/09	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	349130	0162	8/18/10	\$559,000	DATA DOES NOT MATCH SALE
11	349130	0163	7/1/09	\$320,000	DOR RATIO
11	349130	0248	10/14/10	\$319,000	FINANCIAL INSTITUTION RESALE
11	349130	0250	2/12/08	\$167,974	DOR RATIO
11	424040	0110	2/24/09	\$799,000	RELOCATION - SALE TO SERVICE
11	430570	0115	5/21/08	\$565,000	DATA DOES NOT MATCH SALE
11	530910	0045	8/17/09	\$300,000	NO MARKET EXPOSURE
11	530910	0215	6/15/09	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	530910	0370	3/14/08	\$500,000	NO MARKET EXPOSURE
11	530910	0840	12/31/09	\$80,000	NON-REPRESENTATIVE SALE
11	544530	0025	4/1/10	\$192,500	QUIT CLAIM DEED
11	751900	0215	7/17/09	\$231,965	QUIT CLAIM DEED
11	751900	0310	10/18/10	\$425,800	DATA DOES NOT MATCH SALE
11	751900	0580	12/21/10	\$327,000	DIAGNOSTIC OUTLIER
11	751900	0760	10/27/08	\$359,950	DIAGNOSTIC OUTLIER
11	751900	0920	10/14/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	751900	0985	5/5/10	\$310,000	DIAGNOSTIC OUTLIER
11	751900	2495	12/12/10	\$475,000	DATA DOES NOT MATCH SALE
11	758970	0105	9/21/09	\$420,000	DATA DOES NOT MATCH SALE
11	937630	0575	5/29/09	\$286,855	DIAGNOSTIC OUTLIER
11	937630	0705	5/27/09	\$313,000	NON-REPRESENTATIVE SALE
11	937630	0990	11/5/09	\$362,500	BANKRUPTCY - RECEIVER OR TRUSTEE

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

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
11	291970	255	7/14/08	\$140,000	2834	N	N

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

No vacant sales were removed.

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

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

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

## **Definition and date of value estimate:**

### **Market Value**

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

*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 of 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 preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor