

**Residential Revalue**

**2012 Assessment Roll**

# **West Central Shoreline**

## **Area 2**

**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 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2012 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.

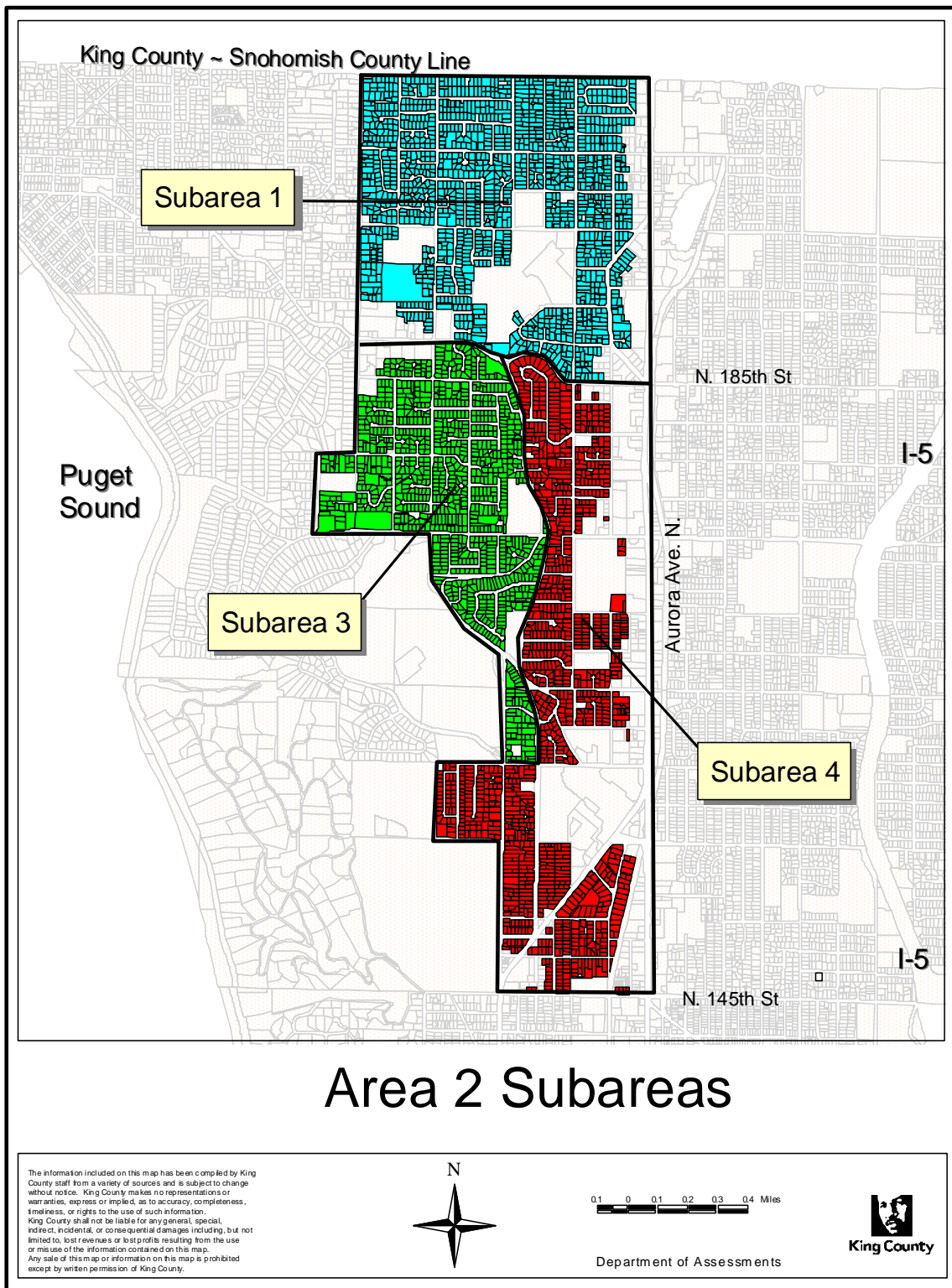
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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



# West Central Shoreline

## Housing



Grade 5/ Year Built 1918/ Total Living Area 780



Grade 6/ Year Built 1936/ Total Living Area 1060



Grade 7/ Year Built 1954/ Total Living Area 1730



Grade 8/ Year Built 1959/ Total Living Area 2280



Grade 9/ Year Built 2006/ Total Living Area 3090



Grade 10/Year Ren 1982/Total Living Area 3090

## ***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.

## Summary

### Characteristics-Based Market Adjustment for 2012 Assessment Roll

**Area Name / Number:** West Central Shoreline / 2

**Number of Improved Sales:** 225

**Range of Sale Dates:** 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$139,400	\$168,300	\$307,700			
2012 Value	\$132,300	\$159,900	\$292,200	\$318,800	91.7%	7.13%
Change	-\$7,100	-\$8,400	-\$15,500			
% Change	-5.1%	-5.0%	-5.0%			

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$139,700	\$156,700	\$296,400
2012 Value	\$132,600	\$150,300	\$282,900
Percent Change	-5.1%	-4.1%	-4.6%

Number of one to three unit residences in the population: 3649

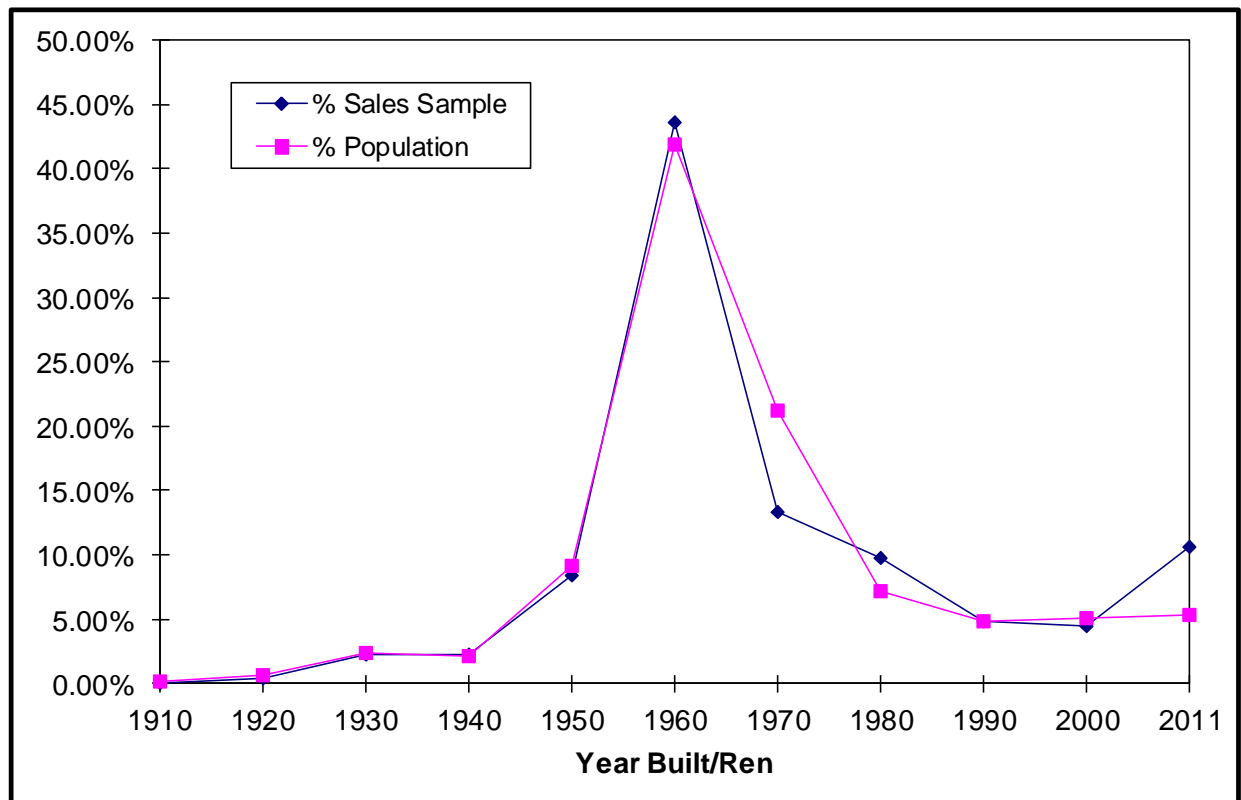
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that grades lower than 9 in sub area 1 had a higher assessment ratio and their values were adjusted downward more than others. All grades greater than 8 in area 2 had a higher assessment and their values were adjusted downward more than others. The remaining parcels required a single standard area downward adjustment.



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.44%
1930	5	2.22%
1940	5	2.22%
1950	19	8.44%
1960	98	43.56%
1970	30	13.33%
1980	22	9.78%
1990	11	4.89%
2000	10	4.44%
2011	24	10.67%
	225	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	5	0.14%
1920	25	0.69%
1930	87	2.38%
1940	77	2.11%
1950	332	9.10%
1960	1529	41.90%
1970	774	21.21%
1980	264	7.23%
1990	177	4.85%
2000	186	5.10%
2011	193	5.29%
	3649	



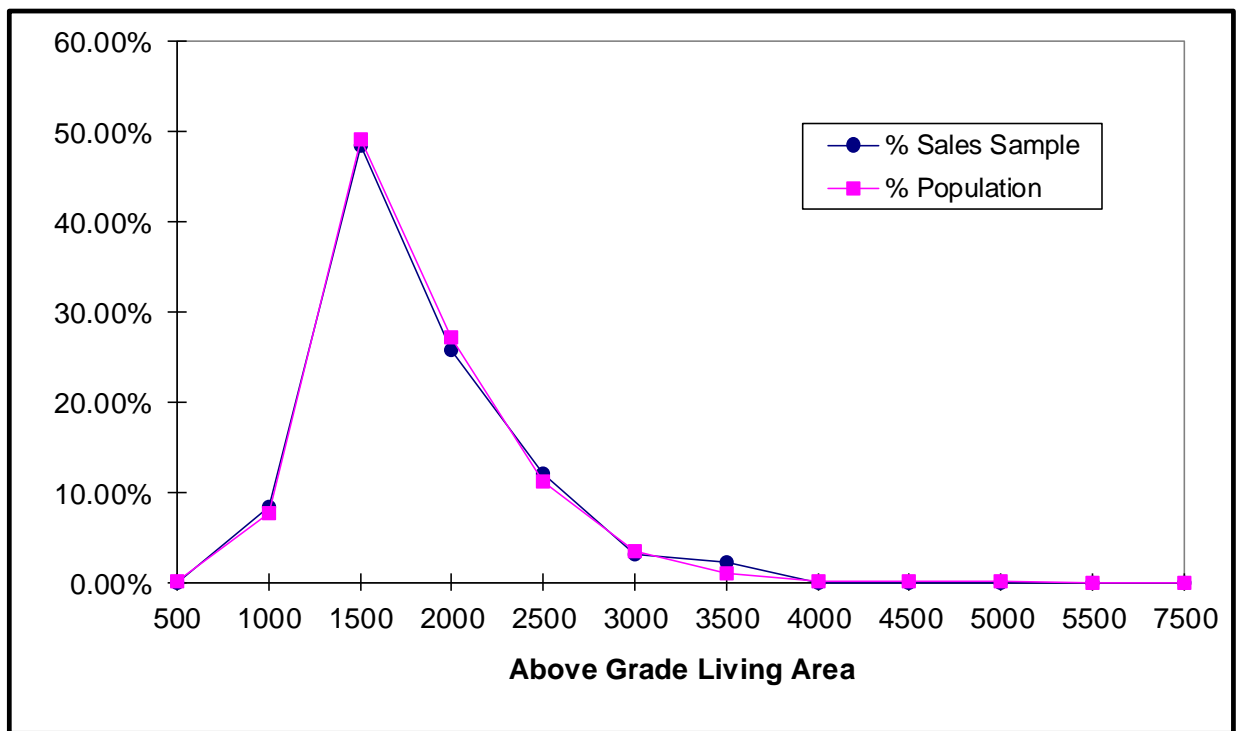
The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	8.44%
1500	109	48.44%
2000	58	25.78%
2500	27	12.00%
3000	7	3.11%
3500	5	2.22%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	225	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.05%
1000	281	7.70%
1500	1791	49.08%
2000	990	27.13%
2500	408	11.18%
3000	127	3.48%
3500	39	1.07%
4000	6	0.16%
4500	4	0.11%
5000	1	0.03%
5500	0	0.00%
7500	0	0.00%
	3649	

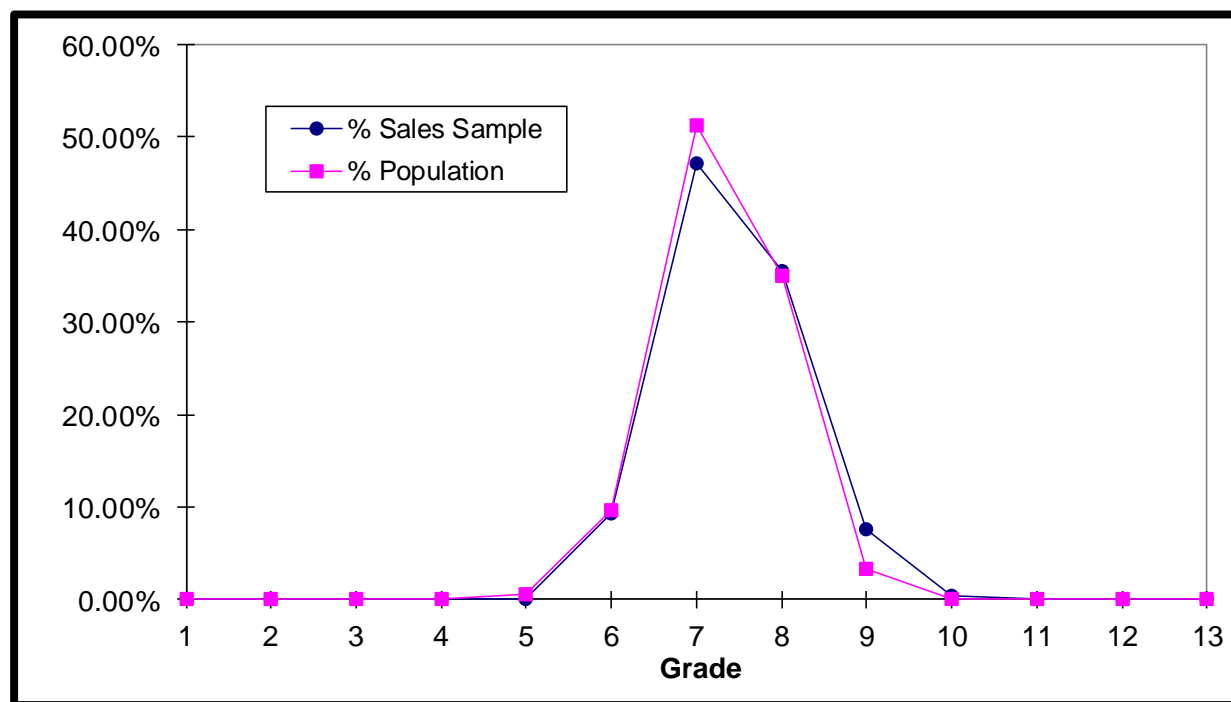


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	21	9.33%
7	106	47.11%
8	80	35.56%
9	17	7.56%
10	1	0.44%
11	0	0.00%
12	0	0.00%
13	0	0.00%
225		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.05%
5	20	0.55%
6	350	9.59%
7	1874	51.36%
8	1277	35.00%
9	123	3.37%
10	3	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
3649		



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.

## ***Sales Screening for Improved Parcel Analysis***

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## ***Land Update***

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. There were no usable land sales available in the area, therefore based on the value decrease in sales of improved parcels, a -5.1% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year.

## ***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 the area 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 225 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

## ***Mobile Home Update***

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

## ***Results***

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -4.6%. 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 2 Adjustments

**2012 Total Value = 2011 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

-1.68%

<b>Sub 1 W/O High Grade</b>	<b>Yes</b>
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% Adjustment	-13.16%
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<b>HighGrade&gt;=9</b>	<b>Yes</b>
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% Adjustment	-7.02%
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#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in subarea 1 with a Grade less than 9 would *approximately* receive a 13.16% downward adjustment. 1435 parcels in the improved population would receive this adjustment. There were 111 sales.

For instance, all parcels Grade 9 and greater would *approximately* receive a 7.02% downward adjustment. 128 parcels in the improved population would receive this adjustment. There were 20 sales.

Generally Subarea 1 and High Grade parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

59% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

## **Area 2 Market Value Changes Over Time**

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

*For example, a sale of \$250,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.926, resulting in an adjusted value of \$231,000 (\$250,000 X .926=\$231,500 – rounded to the nearest \$1000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.844	-15.6%
2/1/2009	0.849	-15.1%
3/1/2009	0.853	-14.7%
4/1/2009	0.857	-14.3%
5/1/2009	0.861	-13.9%
6/1/2009	0.866	-13.4%
7/1/2009	0.870	-13.0%
8/1/2009	0.875	-12.5%
9/1/2009	0.879	-12.1%
10/1/2009	0.883	-11.7%
11/1/2009	0.888	-11.2%
12/1/2009	0.892	-10.8%
1/1/2010	0.896	-10.4%
2/1/2010	0.901	-9.9%
3/1/2010	0.905	-9.5%
4/1/2010	0.909	-9.1%
5/1/2010	0.913	-8.7%
6/1/2010	0.918	-8.2%
7/1/2010	0.922	-7.8%
8/1/2010	0.926	-7.4%
9/1/2010	0.931	-6.9%
10/1/2010	0.935	-6.5%
11/1/2010	0.939	-6.1%
12/1/2010	0.944	-5.6%
1/1/2011	0.948	-5.2%
2/1/2011	0.953	-4.7%
3/1/2011	0.957	-4.3%
4/1/2011	0.961	-3.9%
5/1/2011	0.965	-3.5%
6/1/2011	0.970	-3.0%
7/1/2011	0.974	-2.6%
8/1/2011	0.978	-2.2%
9/1/2011	0.983	-1.7%
10/1/2011	0.987	-1.3%
11/1/2011	0.991	-0.9%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
001	728390	0071	8/9/11	\$199,000	\$195,000	850	6	1927	Good	7788	N	N	18840 FREMONT AVE N
001	012603	9507	11/12/09	\$230,000	\$205,000	860	6	1942	Avg	9306	N	N	20009 5TH AVE NW
001	222890	0251	6/24/10	\$215,000	\$198,000	950	6	1934	Good	3190	N	N	536 N 195TH ST
001	012603	9466	12/3/09	\$293,000	\$261,000	960	6	1939	Good	7579	N	N	20014 8TH AVE NW
001	264490	0180	4/27/10	\$284,000	\$259,000	1100	6	1967	Avg	9750	N	N	139 N 203RD ST
001	222890	0290	9/24/09	\$290,000	\$256,000	1340	6	1925	Good	10300	N	N	19706 DAYTON AVE N
001	222790	0060	5/31/11	\$235,000	\$228,000	1520	6	1942	Avg	9947	N	N	19820 LINDEN AVE N
001	012603	9554	9/23/09	\$350,000	\$309,000	1610	6	1952	Avg	15658	N	N	151 N 200TH ST
001	289010	0050	7/10/09	\$270,000	\$235,000	830	7	1954	Avg	6600	N	N	19503 1ST AVE NW
001	330320	0040	8/18/09	\$239,000	\$210,000	880	7	1947	Avg	7703	N	N	341 NW 201ST PL
001	222790	0041	9/13/11	\$225,000	\$221,000	930	7	1928	Good	6868	N	N	916 N 199TH ST
001	728430	0015	7/13/09	\$282,555	\$246,000	940	7	1955	Avg	8965	N	N	912 N 188TH ST
001	728710	0082	5/24/10	\$289,950	\$266,000	950	7	1967	Avg	7600	N	N	529 N 190TH ST
001	728710	0060	3/13/09	\$250,000	\$214,000	980	7	1954	Avg	6000	N	N	18839 FREMONT AVE N
001	859890	0127	10/22/10	\$279,950	\$263,000	1120	7	1969	Avg	9480	N	N	20316 3RD AVE NW
001	222890	0196	5/6/09	\$263,000	\$227,000	1170	7	1959	Avg	8190	N	N	715 N 198TH ST
001	338090	0010	8/3/09	\$330,000	\$289,000	1170	7	1954	Avg	7722	N	N	111 NW 191ST ST
001	012603	9254	7/18/11	\$229,200	\$224,000	1180	7	1950	Avg	14300	N	N	18710 1ST AVE NW
001	859890	0125	5/25/10	\$319,000	\$292,000	1200	7	1967	Avg	8028	N	N	226 NW 203RD ST
001	222890	0139	7/29/09	\$355,000	\$310,000	1220	7	1986	Avg	7228	N	N	738 N 195TH ST
001	750750	0041	9/22/11	\$265,000	\$261,000	1220	7	1956	Avg	8171	N	N	19315 PALATINE AVE N
001	222890	0080	10/18/10	\$285,000	\$267,000	1280	7	1976	Avg	14289	N	N	920 N 196TH CT
001	925090	0075	9/14/10	\$287,000	\$268,000	1290	7	1974	Avg	7200	N	N	19922 DAYTON AVE N
001	799230	0070	7/18/11	\$290,000	\$283,000	1320	7	1956	Avg	10001	N	N	19536 2ND AVE NW



**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
001	012603	9329	2/11/11	\$279,000	\$266,000	1340	7	1955	Avg	11100	N	N	635 NW 195TH ST
001	052050	0105	6/11/09	\$275,000	\$239,000	1340	7	1955	Avg	7597	N	N	348 NW 202ND ST
001	116310	0005	7/21/09	\$325,000	\$284,000	1340	7	1955	Avg	9000	N	N	130 NW 189TH ST
001	222890	0150	10/5/10	\$256,000	\$240,000	1350	7	1952	Avg	7200	N	N	746 N 195TH ST
001	799230	0085	7/1/11	\$252,000	\$245,000	1370	7	1954	Avg	10138	N	N	19556 2ND AVE NW
001	925090	0108	11/22/09	\$375,950	\$335,000	1370	7	1966	Avg	8340	N	N	19905 N PARK AVE N
001	728390	0194	11/18/09	\$295,000	\$263,000	1420	7	1955	Avg	7973	N	N	19305 FIRLANDS WAY N
001	816510	0065	5/18/09	\$359,950	\$311,000	1430	7	1963	Avg	8308	N	N	325 NW 205TH ST
001	116310	0065	6/12/09	\$285,000	\$247,000	1450	7	1955	Avg	10705	N	N	18708 2ND AVE NW
001	052050	0075	5/3/11	\$309,600	\$299,000	1480	7	1956	Avg	8277	N	N	304 NW 202ND ST
001	264430	0045	2/28/11	\$235,000	\$225,000	1530	7	1954	Good	8182	N	N	20209 FREMONT AVE N
001	052050	0055	2/2/10	\$307,000	\$277,000	1560	7	1957	Good	7597	N	N	327 NW 203RD ST
001	859890	0185	1/7/11	\$290,000	\$275,000	1560	7	1950	Good	9270	N	N	115 N 203RD ST
001	750750	0005	10/20/09	\$348,230	\$308,000	1620	7	1954	Good	8220	N	N	19347 GREENWOOD AVE N
001	052050	0065	12/22/09	\$333,950	\$299,000	1630	7	1956	Avg	7663	N	N	311 NW 203RD ST
001	925090	0196	11/30/09	\$379,950	\$339,000	1740	7	1982	Avg	11039	N	N	19910 DAYTON AVE N
001	925090	0061	8/31/09	\$350,000	\$308,000	1760	7	1954	Avg	8116	N	N	19904 DAYTON AVE N
001	012603	9322	3/2/11	\$377,000	\$361,000	1840	7	1955	Good	10125	N	N	105 N 200TH ST
001	222890	0095	9/24/09	\$394,950	\$348,000	1840	7	1994	Avg	8955	N	N	19701 WHITMAN AVE N
001	750750	0061	8/11/09	\$364,950	\$320,000	1850	7	1954	Avg	7280	N	N	19348 2ND AVE NW
001	012603	9686	12/16/09	\$612,500	\$548,000	3040	7	2008	Avg	7202	N	N	20012 8TH AVE NW
001	728390	0233	3/19/09	\$325,000	\$278,000	1070	8	1957	Avg	6000	N	N	739 N 190TH ST
001	729270	0050	11/30/10	\$299,950	\$283,000	1150	8	1960	Avg	8363	N	N	207 NW 196TH PL
001	021770	0010	1/20/10	\$300,000	\$270,000	1250	8	1959	Avg	9396	N	N	704 N 203RD PL
001	021770	0330	11/22/10	\$385,000	\$363,000	1270	8	1959	Good	10200	N	N	739 N 204TH ST
001	925090	0019	7/8/09	\$325,000	\$283,000	1320	8	1977	Avg	8208	N	N	19818 GREENWOOD AVE N

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
001	728410	0030	6/30/11	\$339,000	\$330,000	1370	8	1970	Avg	7198	N	N	19520 5TH AVE NW
001	012603	9640	5/24/10	\$351,500	\$322,000	1390	8	1991	Avg	8800	N	N	19802 8TH AVE NW
001	012603	9531	8/16/10	\$355,000	\$330,000	1430	8	1967	Avg	7561	N	N	322 NW 200TH ST
001	264490	0062	1/20/10	\$289,950	\$261,000	1460	8	1979	Avg	7280	N	N	20409 DAYTON AVE N
001	021770	0140	2/8/11	\$285,000	\$272,000	1510	8	1959	Avg	8938	N	N	20400 WHITMAN AVE N
001	021770	0200	3/11/10	\$289,500	\$262,000	1510	8	1959	Avg	9840	N	N	777 N 203RD ST
001	021770	0090	11/28/11	\$290,000	\$289,000	1610	8	1959	Avg	9348	N	N	758 N 204TH ST
001	021770	0240	12/7/11	\$319,000	\$318,000	1610	8	1959	Avg	9600	N	N	745 N 203RD ST
001	021770	0340	8/26/11	\$310,000	\$304,000	1770	8	1959	Avg	11040	N	N	747 N 204TH ST
001	799230	0060	7/2/10	\$335,000	\$309,000	1830	8	1956	Avg	10001	N	N	19526 2ND AVE NW
001	379240	0010	8/1/11	\$374,950	\$367,000	1870	8	1967	Avg	7264	N	N	504 NW 201ST CT
001	728390	0305	10/1/09	\$348,500	\$308,000	1910	8	2007	Avg	2925	N	N	734 N 185TH ST
001	222890	0300	4/29/10	\$332,000	\$303,000	1930	8	1958	Avg	8500	N	N	515 N 198TH ST
001	728390	0134	11/5/09	\$390,000	\$346,000	1930	8	1969	Avg	8808	N	N	715 N 193RD PL
001	728390	0501	12/28/09	\$422,950	\$379,000	1950	8	1990	Avg	26933	N	N	18840 FIRLANDS WAY N
001	012603	9293	7/27/10	\$329,950	\$305,000	2010	8	1959	Avg	13200	N	N	20306 4TH AVE NW
001	012603	9345	9/8/10	\$404,950	\$377,000	2020	8	1957	Avg	16300	N	N	544 NW 203RD ST
001	264490	0047	4/13/10	\$405,000	\$369,000	2040	8	1998	Avg	7200	N	N	20304 DAYTON AVE N
001	012603	9574	3/26/09	\$345,000	\$295,000	2060	8	1974	Avg	7371	N	N	19922 3RD AVE NW
001	264430	0043	2/11/09	\$490,000	\$417,000	2120	8	2008	Avg	6260	N	N	624 N 202ND PL
001	330300	0040	1/21/11	\$407,000	\$387,000	2340	8	1965	Avg	8513	N	N	346 NW 198TH ST
001	737590	0020	9/13/11	\$381,000	\$375,000	2360	8	1963	Good	11475	N	N	522 NW 195TH ST
001	264490	0175	5/26/09	\$409,000	\$354,000	2400	8	1991	Avg	9000	N	N	145 N 203RD ST
001	925090	0073	2/6/09	\$475,000	\$404,000	2400	8	2008	Avg	7509	N	N	539 N 200TH ST
001	012603	9658	10/23/11	\$440,000	\$436,000	2640	8	1998	Avg	8186	N	N	19846 8TH AVE NW
001	330320	0010	3/9/11	\$450,000	\$431,000	2790	8	1967	Avg	7757	N	N	20010 5TH AVE NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
001	012603	9684	3/2/10	\$580,000	\$525,000	3400	8	2008	Avg	7338	N	N	20020 8TH AVE NW
001	620270	0170	6/8/09	\$385,000	\$334,000	1720	9	1966	Avg	8613	N	N	19730 6TH PL NW
001	012603	9296	2/13/09	\$562,500	\$478,000	2270	9	2005	Avg	7299	N	N	503 NW 195TH ST
001	768140	0030	11/22/10	\$399,922	\$377,000	2290	9	1989	Avg	7698	N	N	312 NW 193RD CT
001	222890	0193	1/8/09	\$465,000	\$393,000	2900	9	2005	Avg	7868	N	N	19715 PARK AVE N
001	012603	9467	6/8/09	\$640,000	\$555,000	3040	9	2008	Avg	7200	N	N	20008 8TH AVE NW
001	012603	9685	3/19/09	\$650,000	\$556,000	3040	9	2008	Avg	7206	N	N	20010 8TH AVE NW
003	661950	0040	7/27/10	\$250,000	\$231,000	1170	6	1924	Good	7658	N	N	132 NW 181ST ST
003	728230	0195	10/28/09	\$240,000	\$213,000	1240	6	1953	Avg	7304	N	N	139 N 182ND ST
003	728230	0235	9/10/10	\$314,000	\$293,000	1570	6	1953	VGood	8905	N	N	18202 PALATINE AVE N
003	329370	0493	4/22/10	\$330,000	\$301,000	920	7	1955	Good	8738	N	N	318 N GREENWOOD DR
003	619070	0393	12/7/11	\$255,000	\$254,000	990	7	1940	VGood	10269	N	N	647 NW 180TH ST
003	727930	0015	5/26/09	\$320,000	\$277,000	1010	7	1951	Good	9240	N	N	615 NW 185TH ST
003	727930	0016	4/28/10	\$304,000	\$278,000	1010	7	1951	Good	9380	N	N	621 NW 185TH ST
003	040510	0015	10/10/09	\$312,500	\$276,000	1040	7	1955	Good	9063	N	N	258 N 171ST ST
003	310270	0140	10/11/11	\$298,000	\$295,000	1100	7	1955	Good	9900	N	N	17330 1ST AVE NW
003	310270	0165	3/16/10	\$365,000	\$331,000	1100	7	1955	VGood	14190	N	N	17300 1ST AVE NW
003	631150	0005	8/27/09	\$270,000	\$237,000	1100	7	1951	Good	8218	N	N	356 NW 182ND ST
003	012603	9627	7/5/11	\$360,000	\$351,000	1130	7	1982	Avg	7200	N	N	214 N 185TH ST
003	040510	0045	3/4/09	\$322,500	\$275,000	1150	7	1956	Good	9900	N	N	222 N 171ST ST
003	671310	0032	6/11/09	\$365,000	\$317,000	1160	7	1980	Good	8640	N	N	411 N 181ST CT
003	122603	9091	2/19/09	\$350,000	\$298,000	1170	7	1958	Avg	7965	N	N	235 NW 176TH PL
003	040510	0060	5/4/10	\$314,000	\$287,000	1180	7	1956	Good	12858	N	N	204 N 171ST ST
003	040510	0185	4/16/09	\$310,000	\$266,000	1250	7	1957	Good	8450	N	N	209 N 168TH ST
003	950870	0005	6/16/09	\$348,500	\$302,000	1310	7	1955	VGood	8880	N	N	18554 1ST AVE NW
003	950850	0050	1/21/11	\$300,000	\$285,000	1350	7	1954	Good	12830	N	N	106 NW 185TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	950850	0095	8/17/10	\$330,000	\$306,000	1350	7	1954	VGood	6930	N	N	18509 2ND AVE NW
003	040510	0115	6/23/10	\$317,500	\$292,000	1390	7	1955	Avg	8144	N	N	16831 1ST AVE NW
003	619070	0915	4/13/10	\$379,000	\$345,000	1400	7	1963	Avg	8082	N	N	217 NW 175TH ST
003	122603	9140	10/8/10	\$379,950	\$356,000	1430	7	1959	Avg	21000	N	N	136 N 180TH ST
003	672270	0030	6/19/09	\$336,700	\$292,000	1470	7	1959	Good	9674	N	N	605 NW 182ND ST
003	619070	0910	6/10/11	\$283,000	\$275,000	1490	7	1955	Good	8611	N	N	17315 2ND AVE NW
003	269740	0140	2/25/10	\$400,000	\$362,000	1500	7	1965	Good	11800	N	N	18316 7TH AVE NW
003	122603	9033	12/6/11	\$369,000	\$368,000	1530	7	1975	Avg	7464	N	N	129 N 180TH ST
003	122603	9052	9/4/09	\$307,000	\$270,000	1590	7	1954	Avg	9000	N	N	18111 1ST AVE NW
003	743750	0045	9/20/10	\$375,000	\$350,000	1770	7	1956	Good	7392	N	N	17780 PALATINE AVE N
003	122603	9061	6/4/09	\$335,000	\$290,000	1780	7	1957	Avg	7200	N	N	144 N 175TH ST
003	743750	0030	3/26/10	\$250,000	\$227,000	1810	7	1956	Good	9240	N	N	142 N 178TH ST
003	728230	0005	12/22/09	\$385,500	\$345,000	1910	7	1953	Good	7214	N	N	102 N 184TH ST
003	310270	0040	3/19/11	\$383,800	\$368,000	2100	7	1955	Good	7603	N	N	17314 2ND AVE NW
003	619070	0456	9/16/10	\$375,000	\$350,000	1020	8	1972	Good	15400	N	N	635 NW 178TH PL
003	056520	0010	5/26/10	\$296,000	\$271,000	1230	8	1986	Avg	7227	N	N	250 N 172ND PL
003	122603	9071	10/21/09	\$303,000	\$268,000	1230	8	1958	Avg	9402	N	N	158 NW 175TH ST
003	619070	1074	1/6/10	\$292,000	\$262,000	1240	8	1960	Good	7800	N	N	335 N 175TH ST
003	619070	0285	6/8/10	\$375,000	\$345,000	1300	8	1959	Avg	11179	N	N	504 NW 175TH CT
003	661950	0060	12/9/09	\$430,000	\$384,000	1310	8	1978	Good	8129	N	N	138 NW 181ST ST
003	025910	0040	5/28/10	\$355,000	\$326,000	1320	8	1962	Avg	8428	N	N	420 NW 181ST ST
003	303850	0090	1/18/11	\$368,250	\$350,000	1360	8	1961	Good	11500	N	N	104 NW 171ST ST
003	729000	0050	3/10/11	\$391,500	\$375,000	1370	8	1964	Avg	7800	N	N	147 N 180TH PL
003	798800	0030	6/22/10	\$407,000	\$375,000	1380	8	1965	Good	9018	N	N	327 NW 182ND ST
003	025910	0090	3/31/10	\$389,000	\$354,000	1420	8	1963	Avg	7415	N	N	18003 4TH AVE NW
003	287550	0020	8/25/11	\$420,000	\$412,000	1420	8	1961	Good	8500	N	N	321 NW 176TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	314880	0020	5/20/09	\$350,000	\$302,000	1420	8	1965	Avg	7822	N	N	18117 1ST AVE NW
003	025900	0140	8/18/10	\$360,000	\$334,000	1480	8	1960	Avg	7356	N	N	17927 2ND AVE NW
003	115870	0050	11/16/09	\$397,500	\$354,000	1480	8	1961	Good	7250	N	N	660 NW 178TH PL
003	727930	0025	3/1/11	\$309,500	\$296,000	1500	8	1959	Good	11258	N	N	18329 6TH AVE NW
003	750800	0035	4/6/11	\$380,000	\$365,000	1530	8	1963	Good	10801	N	N	140 N 175TH ST
003	122603	9124	6/25/10	\$362,500	\$334,000	1540	8	2008	Avg	9714	N	N	18405 1ST AVE NW
003	727930	0009	7/19/10	\$313,000	\$289,000	1630	8	1945	Good	19432	N	N	18304 8TH AVE NW
003	671310	0021	4/12/10	\$312,000	\$284,000	1750	8	1977	Avg	11480	N	N	403 N 182ND CT
003	671310	0027	3/28/11	\$345,000	\$331,000	1750	8	1977	VGood	6960	N	N	422 N 182ND CT
003	286800	0020	9/28/11	\$298,000	\$294,000	1850	8	1958	Avg	8125	N	N	324 NW 177TH ST
003	310270	0096	5/26/10	\$402,500	\$369,000	2000	9	1999	Avg	5600	N	N	17347 1ST AVE NW
003	619070	0546	4/14/10	\$540,000	\$492,000	2040	9	1972	Good	9900	Y	N	835 NW 177TH PL
003	619070	1488	1/16/09	\$490,000	\$415,000	2350	9	2007	Avg	3687	N	N	16555 CARLYLE HALL RD
003	894310	0110	4/6/09	\$548,000	\$470,000	2490	9	2003	Avg	5721	N	N	638 NW 181ST CT
003	894310	0110	4/6/09	\$548,000	\$470,000	2490	9	2003	Avg	5721	N	N	638 NW 181ST CT
003	040510	0401	6/29/09	\$525,000	\$457,000	3000	9	1998	Avg	7368	N	N	107 N 172ND ST
003	619070	0400	5/10/10	\$415,000	\$380,000	2020	10	1977	Avg	13218	N	N	633 NW 180TH ST
004	937230	0030	1/27/10	\$260,000	\$234,000	890	6	1947	VGood	6856	N	N	16732 LINDEN AVE N
004	329970	0205	12/28/11	\$292,000	\$292,000	910	6	1952	Good	7000	N	N	15727 2ND AVE NW
004	139730	0030	5/6/11	\$225,000	\$217,000	940	6	1953	Avg	8425	N	N	532 N 167TH ST
004	282710	0112	7/30/09	\$325,000	\$284,000	990	6	1920	Good	17282	N	N	14810 LINDEN AVE N
004	329670	0035	1/12/10	\$250,000	\$224,000	1010	6	1952	Avg	6324	N	N	203 N 160TH ST
004	329970	0070	5/20/11	\$270,000	\$261,000	1170	6	1951	Avg	7150	N	N	15604 1ST AVE NW
004	329970	0085	5/23/11	\$282,400	\$273,000	1220	6	1951	Good	7136	N	N	15516 1ST AVE NW
004	329670	0090	5/21/10	\$310,000	\$284,000	1500	6	1952	Avg	8704	N	N	15741 PALATINE AVE N
004	329970	0150	7/13/10	\$321,000	\$297,000	1550	6	1951	Good	8370	N	N	112 NW 156TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
004	329970	0130	1/26/11	\$289,500	\$276,000	1870	6	1951	Good	6900	N	N	15703 1ST AVE NW
004	139730	0125	3/11/09	\$294,000	\$251,000	820	7	1953	Good	8424	N	N	563 N 167TH ST
004	884840	0025	2/18/09	\$319,950	\$272,000	950	7	1948	Good	8332	N	N	16503 FREMONT AVE N
004	139730	0105	6/3/11	\$315,000	\$306,000	980	7	1954	VGood	8425	N	N	537 N 167TH ST
004	432570	0020	8/19/11	\$222,500	\$218,000	1050	7	1953	Avg	8576	N	N	523 N 166TH ST
004	267310	0009	1/29/10	\$339,000	\$305,000	1080	7	1948	Good	7564	N	N	14855 FREMONT AVE N
004	267310	0034	9/21/11	\$215,000	\$212,000	1080	7	1948	Avg	7564	N	N	14823 FREMONT AVE N
004	182604	9319	6/24/09	\$335,000	\$291,000	1120	7	1957	Good	7500	N	N	14811 LINDEN AVE N
004	182604	9241	7/16/09	\$160,000	\$140,000	1130	7	1950	Avg	7806	N	N	14502 PHINNEY AVE N
004	619070	1278	11/5/10	\$359,600	\$338,000	1130	7	1978	Good	8395	N	N	508 N 170TH CT
004	619070	0220	6/7/11	\$277,500	\$269,000	1160	7	1978	Good	8976	N	N	17528 DAYTON AVE N
004	182604	9218	2/17/11	\$315,000	\$301,000	1200	7	1951	Good	23411	N	N	15556 GREENWOOD AVE N
004	671370	0205	4/26/11	\$283,500	\$273,000	1210	7	1953	Good	9730	N	N	18321 DAYTON PL N
004	182604	9216	8/19/09	\$372,700	\$327,000	1240	7	1939	Good	11680	N	N	731 N 148TH ST
004	351990	0015	4/15/10	\$310,000	\$282,000	1240	7	1953	Avg	8450	N	N	715 N 179TH ST
004	161730	0100	8/10/10	\$349,000	\$324,000	1260	7	1953	Good	8512	N	N	17010 DAYTON AVE N
004	931030	0277	8/10/11	\$320,000	\$313,000	1260	7	1998	Avg	7485	N	N	803 N 153RD PL
004	161730	0055	4/22/09	\$270,000	\$232,000	1290	7	1953	Good	7500	N	N	17011 FREMONT AVE N
004	522030	0010	8/12/11	\$290,000	\$284,000	1300	7	1969	Avg	7688	N	N	14551 FREMONT AVE N
004	432570	0085	10/16/09	\$303,000	\$268,000	1310	7	1953	Good	8514	N	N	536 N 166TH ST
004	282710	0070	2/23/09	\$260,000	\$222,000	1330	7	1949	Avg	8184	N	N	820 N 145TH ST
004	144230	0020	8/12/11	\$294,000	\$288,000	1340	7	1954	VGood	7597	N	N	18010 N PARK AVE
004	329370	0169	3/23/10	\$289,900	\$263,000	1340	7	1950	Good	6000	N	N	755 N 165TH ST
004	951110	0071	11/16/09	\$289,950	\$258,000	1340	7	1948	VGood	11319	N	N	15038 DAYTON AVE N
004	937170	0085	9/23/09	\$374,000	\$330,000	1380	7	1942	VGood	8182	N	N	16727 LINDEN AVE N
004	728650	0037	8/2/11	\$290,000	\$284,000	1390	7	1949	Good	8938	N	N	18245 LINDEN AVE N

**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
004	937170	0132	6/3/10	\$309,950	\$285,000	1390	7	1973	Good	9585	N	N	16751 N PARK AVE N
004	132603	9061	2/17/09	\$349,900	\$298,000	1430	7	1962	Good	9750	N	N	15725 GREENWOOD AVE N
004	072604	9240	10/13/11	\$267,500	\$264,000	1440	7	1957	Avg	7450	N	N	16514 N PARK AVE N
004	619070	1270	7/27/10	\$302,500	\$280,000	1440	7	1953	Good	9518	N	N	519 N 172ND ST
004	680110	0030	4/29/11	\$258,000	\$249,000	1440	7	1954	Good	14695	N	N	532 N 185TH PL
004	671370	0135	5/12/10	\$311,500	\$285,000	1510	7	1953	Good	8400	N	N	18318 DAYTON PL N
004	182604	9135	5/26/09	\$420,000	\$363,000	1530	7	1932	VGood	11170	N	N	729 N 148TH ST
004	931030	0265	8/8/11	\$315,000	\$308,000	1560	7	1947	Good	18000	N	N	15078 WESTMINSTER WAY N
004	329920	0015	10/27/09	\$330,000	\$293,000	1760	7	1958	Avg	7260	N	N	16012 DAYTON AVE N
004	740570	0005	4/22/09	\$369,000	\$317,000	1860	7	1952	Good	11336	N	N	15558 PALATINE AVE N
004	282710	0072	9/28/09	\$280,000	\$247,000	1920	7	1949	Avg	8052	N	N	826 N 145TH ST
004	930430	0140	9/30/10	\$495,000	\$463,000	1970	7	1926	VGood	10963	N	N	304 N 149TH ST
004	072604	9288	11/15/10	\$345,000	\$325,000	2640	7	1973	Avg	7650	N	N	17625 LINDEN AVE N
004	132603	9007	9/11/09	\$370,000	\$326,000	3040	7	1982	Avg	11020	N	N	15531 GREENWOOD AVE N
004	329370	0470	10/7/11	\$300,000	\$296,000	1140	8	1967	Good	11082	N	N	510 N GREENWOOD DR
004	132603	9066	6/14/10	\$364,000	\$335,000	1150	8	1964	Good	7605	N	N	15514 PALATINE LN N
004	329670	0005	6/13/11	\$320,000	\$311,000	1180	8	1951	Good	7140	N	N	15757 GREENWOOD AVE N
004	329380	0060	12/9/10	\$315,000	\$298,000	1340	8	1961	Good	7222	N	N	16347 FREMONT AVE N
004	329370	0271	11/1/10	\$432,500	\$406,000	1420	8	1973	Good	10929	N	N	16311 FREMONT AVE N
004	951110	0045	7/14/10	\$464,000	\$429,000	1440	8	1943	Good	27510	N	N	15022 GREENWOOD AVE N
004	689530	0070	7/6/09	\$384,000	\$334,000	1480	8	1960	Good	7797	N	N	562 N 169TH ST
004	914110	0103	9/23/09	\$450,000	\$397,000	1520	8	2001	Avg	7664	N	N	15239 DAYTON AVE N
004	329370	0485	7/27/09	\$380,000	\$332,000	1530	8	1978	Avg	12025	N	N	16381 CARLYLE HALL RD NW
004	914110	0175	8/5/09	\$470,000	\$411,000	1550	8	1976	Good	17788	N	N	15220 DAYTON AVE N
004	282710	0118	11/9/11	\$410,000	\$407,000	1590	8	1952	Avg	19949	N	N	14926 LINDEN AVE N
004	869080	0090	3/3/09	\$465,000	\$397,000	1630	8	1980	Good	12402	N	N	16116 EVANSTON AVE N



**Improved Sales Used in this Annual Update Analysis**  
**Area 2**  
**(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
004	329920	0020	5/18/11	\$267,000	\$258,000	1640	8	1958	Avg	7602	N	N	504 N 160TH ST
004	619070	0070	5/9/11	\$310,500	\$300,000	1640	8	1954	Avg	10539	N	N	625 N 180TH ST
004	329920	0076	5/25/10	\$478,000	\$438,000	1800	8	2007	Avg	10200	N	N	16001 FREMONT PL N
004	931030	0307	7/15/10	\$450,000	\$416,000	1880	8	1998	Avg	7050	N	N	15021 LINDEN AVE N
004	671370	0263	3/28/11	\$373,000	\$358,000	1920	8	1989	Avg	10860	Y	N	525 N 181ST ST
004	671370	0270	3/1/11	\$394,000	\$377,000	1950	8	1987	Avg	14830	N	N	611 N 182ND ST
004	182604	9493	7/10/09	\$440,000	\$383,000	2040	8	1998	Avg	6111	N	N	15507 DAYTON AVE N
004	869080	0100	4/1/10	\$410,000	\$373,000	2080	8	1980	Good	8499	N	N	16301 FREMONT PL N
004	914110	0206	5/14/09	\$465,000	\$401,000	2090	8	2008	Avg	5598	N	N	15255 FREMONT AVE N
004	182604	9181	6/10/09	\$405,000	\$351,000	2190	8	1981	Good	7524	N	N	423 N 157TH CT
004	182604	9181	6/15/09	\$405,000	\$351,000	2190	8	1981	Good	7524	N	N	423 N 157TH CT
004	728770	0077	2/7/11	\$420,000	\$400,000	2220	8	2001	Avg	6385	N	N	739 N 182ND ST
004	930430	0230	1/27/11	\$483,400	\$460,000	2530	8	2003	Avg	7200	N	N	510 N 148TH ST
004	914110	0217	5/24/11	\$470,000	\$455,000	2990	8	2007	Avg	5031	N	N	15243 FREMONT AVE N
004	182604	9300	2/16/11	\$438,000	\$418,000	1060	9	2010	Avg	7215	N	N	438 N FISH SINGER PL
004	182604	9125	10/14/10	\$450,000	\$422,000	2080	9	2010	Avg	7316	N	N	438 N FISH SINGER PL
004	182604	9516	11/12/10	\$440,000	\$414,000	2085	9	2010	Avg	7205	N	N	438 N FISH SINGER PL
004	182604	9517	11/2/10	\$585,000	\$550,000	2300	9	2010	Avg	14064	N	N	438 N FISH SINGER PL
004	619070	0105	6/15/10	\$510,000	\$469,000	2500	9	2005	Avg	7348	N	N	513 N 178TH CT

# Improved Sales Removed in this Annual Update Analysis

## Area 2

### (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	021770	0150	9/1/10	\$211,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	187600	0040	7/19/09	\$459,000	DATA DOES NOT MATCH SALE
001	222890	0113	11/29/11	\$305,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	264490	0023	11/20/09	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	264490	0121	9/27/10	\$64,500	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	264490	0137	7/14/09	\$113,067	QCD; PARTIAL INTEREST; REL PARTY, FRIEND, OR NEIGH
001	264490	0156	1/8/10	\$362,103	BANKRUPTCY - RECEIVER OR TRUSTEE
001	264550	0010	9/20/10	\$275,000	DIAGNOSTIC OUTLIER
001	279750	0095	9/23/09	\$406,000	DATA DOES NOT MATCH SALE
001	311290	0060	1/14/10	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	311290	0110	12/28/11	\$340,000	DIAGNOSTIC OUTLIER
001	330090	0010	3/29/10	\$350,000	IMP. CHAR CHANGED SINCE SALE; STATEMENT TO DOR
001	379240	0060	11/8/11	\$300,000	DIAGNOSTIC OUTLIER
001	379240	0080	5/26/11	\$370,000	DIAGNOSTIC OUTLIER
001	500950	0110	5/19/10	\$445,000	DATA DOES NOT MATCH
001	620270	0130	2/9/11	\$354,000	DIAGNOSTIC OUTLIER
001	728390	0010	7/29/11	\$195,860	DIAGNOSTIC OUTLIER
001	728390	0052	1/21/10	\$344,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	728390	0072	7/28/09	\$410,000	DATA DOES NOT MATCH SALE
001	728390	0080	5/27/10	\$372,000	DATA DOES NOT MATCH SALE
001	728390	0092	4/28/09	\$282,250	DATA DOES NOT MATCH SALE
001	728390	0123	4/21/10	\$350,000	DATA DOES NOT MATCH SALE
001	728390	0142	2/6/09	\$347,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	728390	0215	12/14/11	\$155,000	DOR RATIO;%NETCOND;IMP. CHAR CHANGED SINCE SALE
001	728430	0010	6/26/09	\$306,000	EXEMPT FROM EXCISE TAX; REL PARTY, FRIEND, NEIGH
001	737590	0008	10/26/11	\$310,000	DIAGNOSTIC OUTLIER
001	750750	0008	6/11/10	\$457,500	NON-PROFIT ORGANIZATION
001	750750	0010	7/31/09	\$324,000	DIAGNOSTIC OUTLIER
001	750750	0025	12/14/10	\$225,000	DIAGNOSTIC OUTLIER
001	780020	0020	4/15/10	\$455,000	DATA DOES NOT MATCH SALE
001	859890	0115	7/27/11	\$239,000	DIAGNOSTIC OUTLIER
001	859890	0151	5/21/10	\$250,000	IMP. CHAR CHG SINCE SALE; REL PARTY, FRIEND, NEIGH
001	859890	0160	6/11/10	\$199,000	DIAGNOSTIC OUTLIER
001	925090	0003	11/15/11	\$454,000	OBSOLESCENCE
001	925090	0003	6/30/11	\$230,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
003	012603	9060	6/24/09	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012603	9069	11/8/11	\$143,500	DOR RATIO;FORCED SALE; EXEMPT FROM EXCISE TAX
003	012603	9069	12/7/11	\$160,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
003	025910	0110	8/5/10	\$475,000	DATA DOES NOT MATCH SALE
003	025910	0150	8/11/09	\$479,950	DATA DOES NOT MATCH SALE
003	025910	0150	8/11/09	\$479,950	RELOCATION - SALE TO SERVICE
003	040510	0150	12/28/09	\$222,500	DIAGNOSTIC OUTLIER
003	040510	0170	8/21/09	\$410,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in this Annual Update Analysis

### Area 2

#### (1 to 3 Unit Residences)

003	040510	0260	10/1/09	\$375,000	DATA DOES NOT MATCH
003	122603	9073	11/8/11	\$238,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	122603	9082	8/19/10	\$275,000	DATA DOES NOT MATCH SALE
003	122603	9102	11/16/11	\$525,000	DATA DOES NOT MATCH SALE
003	122603	9110	10/11/10	\$399,950	DATA DOES NOT MATCH SALE
003	269740	0050	5/1/09	\$71,533	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	269740	0090	6/7/11	\$414,900	DATA DOES NOT MATCH SALE
003	286770	0065	4/5/10	\$172,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGHBOR
003	303850	0010	7/16/09	\$486,000	DATA DOES NOT MATCH SALE
003	303850	0050	8/29/11	\$292,500	DIAGNOSTIC OUTLIER
003	329370	0460	6/23/10	\$119,496	ASSUMPTION MORTGAGE W/NO ADDTNL CONSIDERATION
003	329370	0460	10/7/10	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	329370	0501	5/6/10	\$170,000	IMP. CHAR CHGED SINCE SALE; NON-REPR SALE
003	329370	0521	3/30/10	\$280,000	DIAGNOSTIC OUTLIER
003	619070	0541	11/30/10	\$560,000	DATA DOES NOT MATCH SALE
003	671310	0027	11/5/10	\$145,966	DOR RATIO; IMP. CHARACTERISTICS CHGED SINCE SALE
003	728230	0045	12/13/11	\$143,100	ESTATE ADM; REL PARTY, FRIEND, NEIGH
003	894310	0100	9/29/09	\$457,500	OBSOLESCENCE
003	926570	0020	8/5/11	\$220,000	ESTATE ADM; REL PARTY, FRIEND, NEIGH
003	950850	0095	2/28/11	\$140,000	QCD; PARTIAL INT ; REL PARTY, FRIEND, NEIGHBOR
003	954010	0040	11/2/10	\$370,000	DATA DOES NOT MATCH SALE
004	132603	9061	2/11/09	\$349,900	RELOCATION - SALE TO SERVICE
004	132603	9067	8/12/09	\$519,000	DATA DOES NOT MATCH SALE
004	139730	0010	5/21/10	\$103,147	QCD; REL PARTY, FRIEND, NEIGHBOR; STMENT TO DOR
004	144230	0020	5/5/11	\$175,000	IMP. CHAR CHANGED SINCE SALE; STATEMT TO DOR
004	182604	9153	10/11/11	\$260,000	DIAGNOSTIC OUTLIER
004	182604	9200	3/24/10	\$197,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182604	9212	4/29/09	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182604	9353	8/14/09	\$240,000	NON-REPRESENTATIVE SALE
004	329370	0045	11/8/10	\$297,000	DIAGNOSTIC OUTLIER
004	329370	0156	6/27/11	\$169,900	IMP. CHAR CHGED SINCE SALE; FINANCIAL INST RESALE
004	351990	0070	6/8/09	\$330,000	UNFINISHED AREA
004	432570	0045	4/23/09	\$319,000	DATA DOES NOT MATCH SALE
004	522030	0070	10/29/09	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	522030	0125	8/31/10	\$299,950	DATA DOES NOT MATCH SALE
004	619070	1139	10/3/11	\$247,000	DIAGNOSTIC OUTLIER
004	619070	1262	4/20/11	\$205,000	IMP. CHAR CHGED SINCE SALE; FINANCIAL INST RESALE
004	619070	1276	11/18/11	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	671310	0048	11/4/11	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	671310	0095	2/19/09	\$309,000	DIAGNOSTIC OUTLIER
004	671310	0130	6/2/11	\$245,000	DIAGNOSTIC OUTLIER
004	671370	0210	2/8/11	\$269,691	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	680110	0005	11/28/11	\$139,500	PREVIMP<=25K
004	740030	0021	4/13/11	\$131,500	UNFINISHED AREA; IMP. CHAR CHANGED SINCE SALE
004	740100	0120	3/3/10	\$276,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed in this Annual Update Analysis**  
**Area 2**  
**(1 to 3 Unit Residences)**

004	740570	0015	4/6/11	\$146,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
004	740570	0015	4/12/11	\$146,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
004	869080	0020	11/29/11	\$274,000	DIAGNOSTIC OUTLIER
004	884795	0020	11/7/11	\$176,458	EXEMPT FROM EXCISE TAX;
004	930430	0147	3/12/10	\$210,000	QUIT CLAIM DEED
004	930430	0165	12/16/11	\$499,950	DIAGNOSTIC OUTLIER
004	930430	0200	11/11/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	930430	0250	9/17/09	\$259,950	DIAGNOSTIC OUTLIER
004	937170	0108	8/4/10	\$132,309	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
004	951110	0021	12/2/09	\$440,000	MOBILE HOME
004	951110	0021	9/30/11	\$410,000	MOBILE HOME
004	951110	0025	3/3/10	\$375,000	IMP. CHAR CHGED SINCE SALE; FINANCIAL INST RESALE

**Vacant Sales Used in this Annual Update Analysis  
Area 2  
(1 to 3 Unit Residences)**

There were no vacant sales used.

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 2**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	728710	0152	8/30/2011	\$85,000	Non-Profit Organization