

**Residential Revalue**

**2012 Assessment Roll**

# **Haller Lake/Licton Springs**

**Area 6**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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**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:

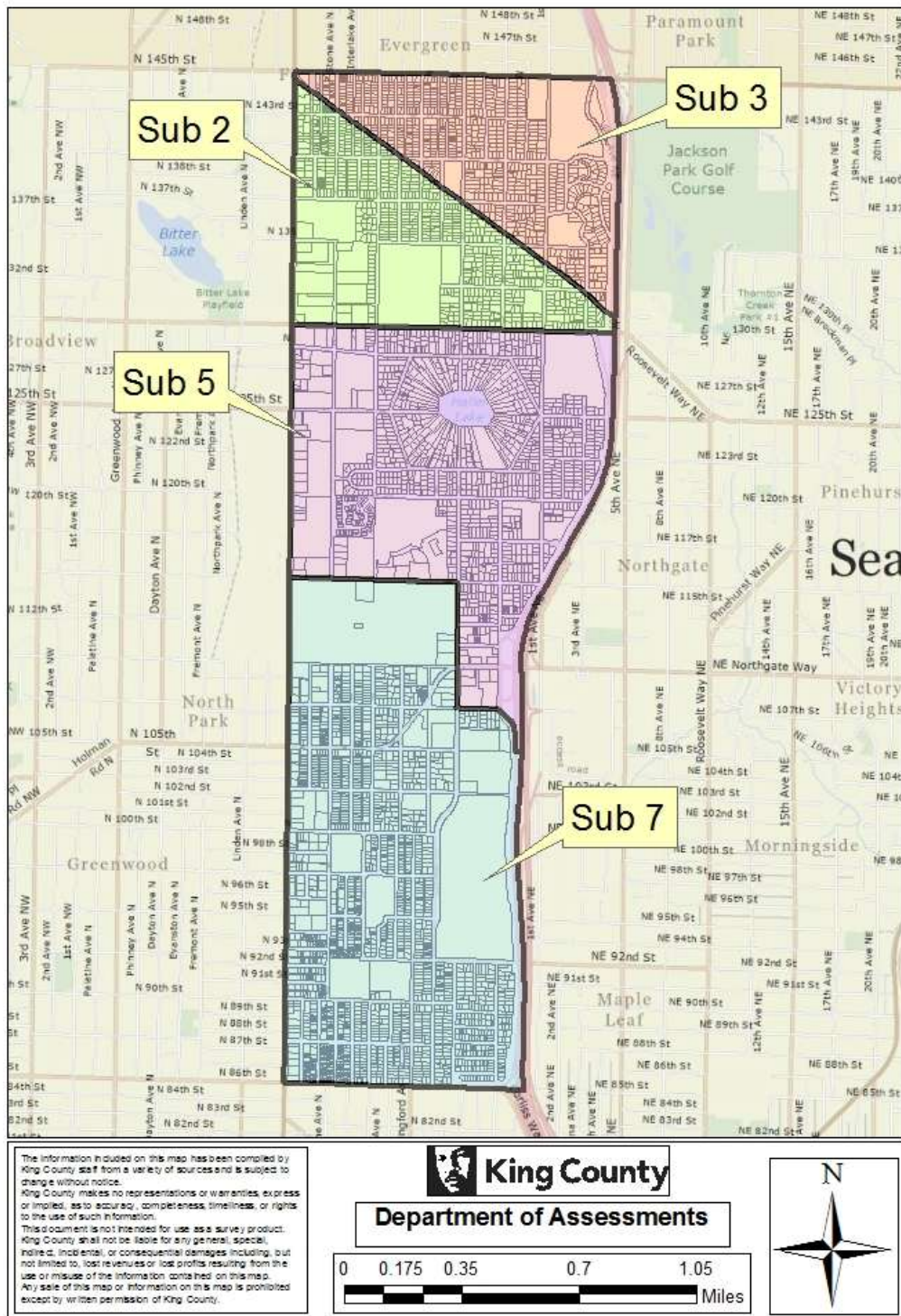
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

## Area 6 Sub Area Map



# Haller Lake/Licton Springs

## Housing



Grade 5/ Year Built 1928/ Total Living Area 620



Grade 6/ Year Built 1950/ Total Living Area 990



Grade 7/ Year Built 1947/ Total Living Area 1,390



Grade 8/ Year Built 2008/ Total Living Area 1,540



Grade 9/ Year Built 2005/ Total Living Area 2,660



Grade 10/ Year Built 2001/ Total Living Area 3,770



## ***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

### Appraisal Date 1/1/2012 - 2012 Assessment Roll

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

**Number of Improved Sales:** 418

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2011 Value</b>	\$110,600	\$192,300	\$302,900			
<b>2012 Value</b>	\$116,400	\$171,300	\$287,700	\$311,600	92.3%	7.16%
<b>Change</b>	\$5,800	-\$21,000	-\$15,200			
<b>% Change</b>	5.2%	-10.9%	-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
<b>2011 Value</b>	\$134,900	\$167,400	\$302,300
<b>2012 Value</b>	\$142,400	\$143,900	\$286,300
<b>Percent Change</b>	5.6%	-14.0%	-5.3%

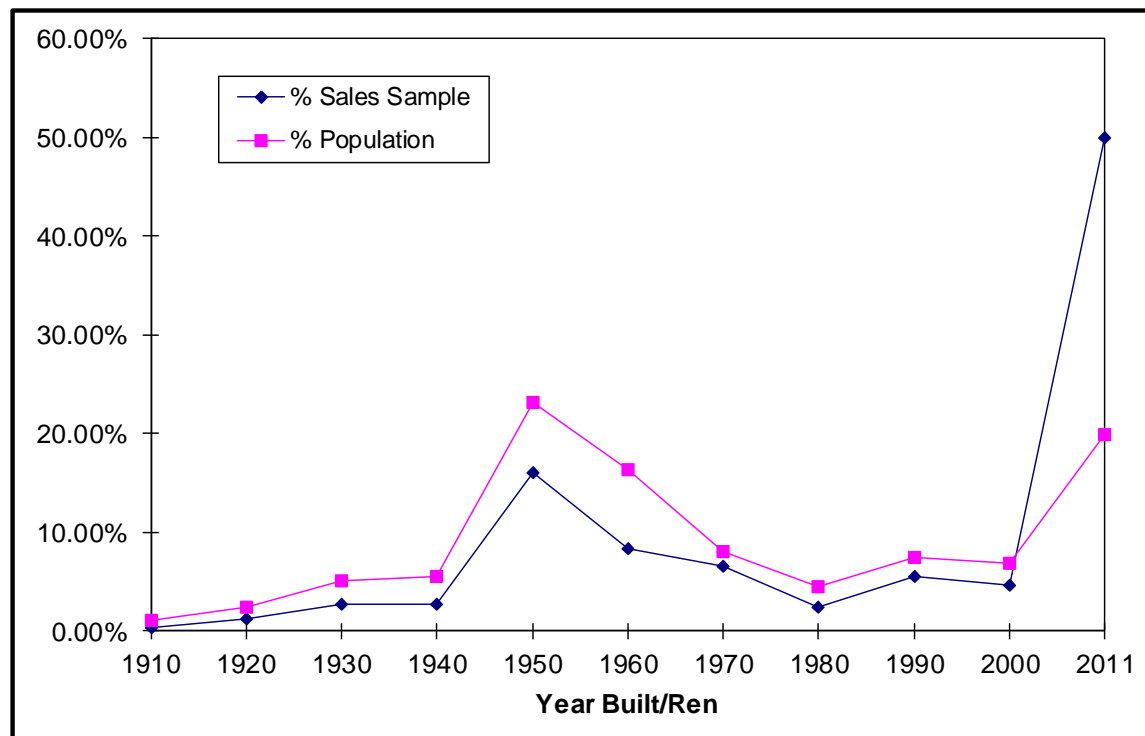
Number of one to three unit residences in the population: 4,031

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.24%
1920	5	1.20%
1930	11	2.63%
1940	11	2.63%
1950	67	16.03%
1960	35	8.37%
1970	27	6.46%
1980	10	2.39%
1990	23	5.50%
2000	19	4.55%
2011	209	50.00%
	418	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	45	1.12%
1920	98	2.43%
1930	204	5.06%
1940	219	5.43%
1950	933	23.15%
1960	655	16.25%
1970	321	7.96%
1980	179	4.44%
1990	301	7.47%
2000	274	6.80%
2011	802	19.90%
	4031	



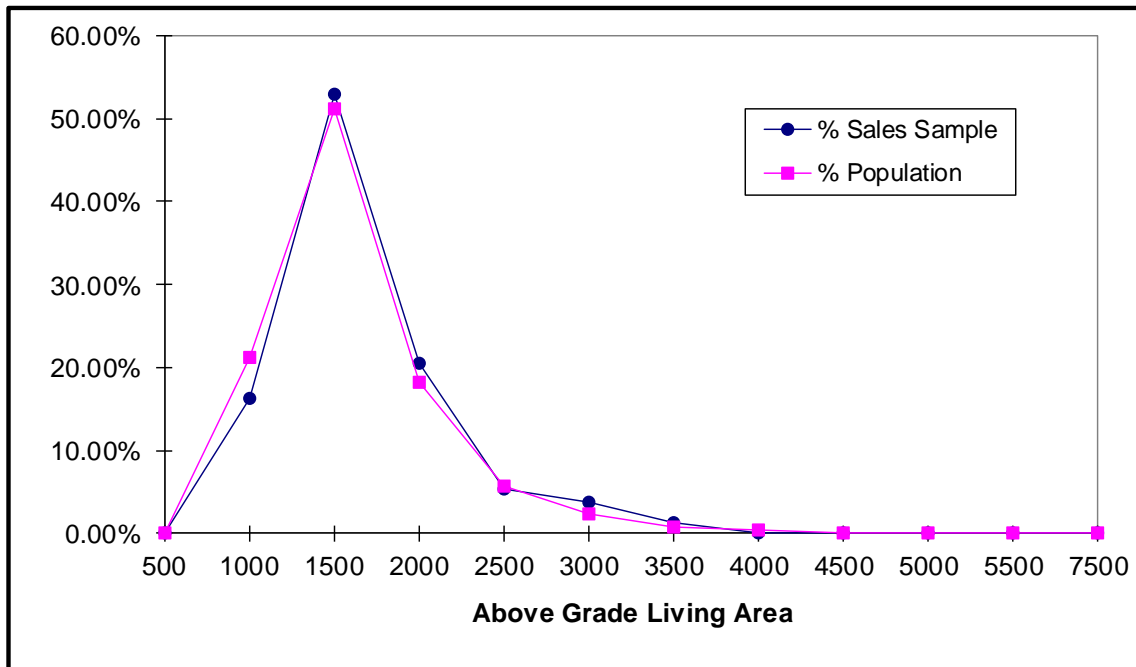
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	68	16.27%
1500	221	52.87%
2000	86	20.57%
2500	22	5.26%
3000	16	3.83%
3500	5	1.20%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	418	

<b>Population</b>		
AGLA	Frequency	% Population
500	5	0.12%
1000	854	21.19%
1500	2063	51.18%
2000	735	18.23%
2500	232	5.76%
3000	91	2.26%
3500	32	0.79%
4000	16	0.40%
4500	3	0.07%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	4031	

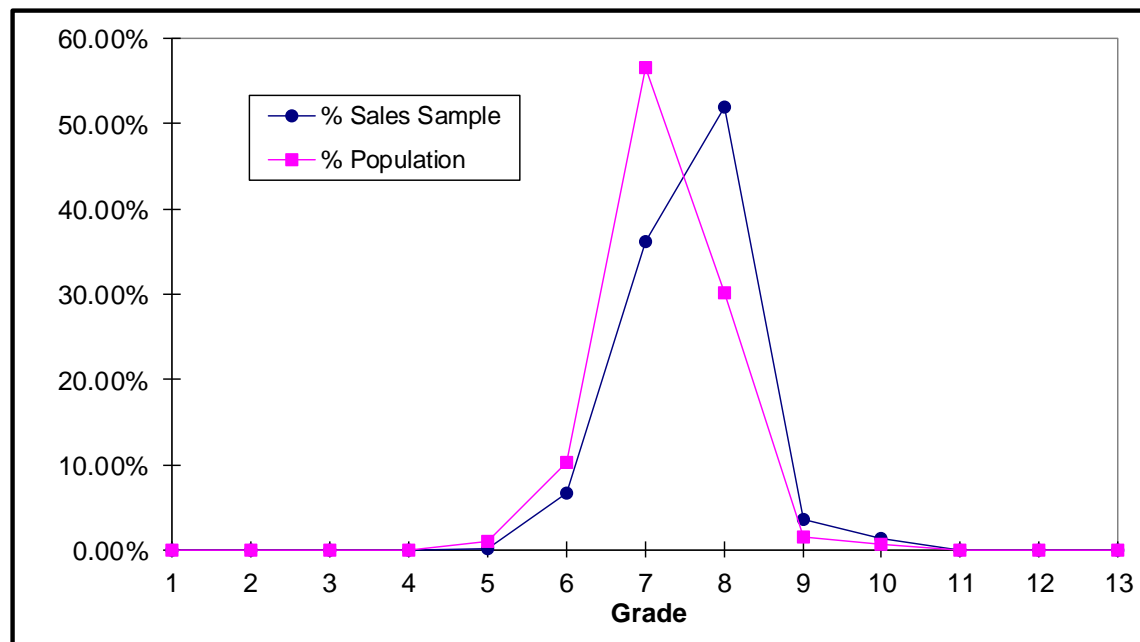


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.24%
6	28	6.70%
7	151	36.12%
8	217	51.91%
9	15	3.59%
10	6	1.44%
11	0	0.00%
12	0	0.00%
13	0	0.00%
418		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	40	0.99%
6	411	10.20%
7	2282	56.61%
8	1213	30.09%
9	60	1.49%
10	24	0.60%
11	1	0.02%
12	0	0.00%
13	0	0.00%
4031		



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. Multiple parcel sales
3. New construction where less than a 100% complete house was assessed for 2011
4. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
5. Parcels with improvement values, but no characteristics
6. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
7. Others as identified in the sales removed list

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

## ***Identification of the Area***

### **Name or Designation:**

Area 6---Haller Lake/Licton Springs

### **Boundaries:**

This area is generally bounded by 145<sup>th</sup> Street on the north, Interstate 5 on the east, 85<sup>th</sup> Street on the south, and Aurora Avenue on the west.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 6 is located northwestern portion of Seattle. It contains the communities of Licton Springs and Haller Lake. North Seattle Community College is located in the southern part of Area 6. It is located near the popular area of Green Lake where thousands of people visit on a typical day. All of area 6 has good access to Interstate 5 and highway 99 [Aurora Avenue], thereby allowing relatively quick access to the downtown business area of Seattle. Development south of 105<sup>th</sup> Street took place before 1930. The area north of 105<sup>th</sup> Street was developed later primarily in the 1940's and 1950's. Overall approximately 43% of the homes in area 6 were built between 1940 and 1959. The average total living of a house is 1,572 square feet and is located on a 6,236 square foot lot. The typical lot is level or has a moderate slope. Approximately 98% of the parcels are currently improved with homes. 75% of the parcels are zoned for single family residential development.

Area 6 is divided into four sub areas. The southern portion is sub area 7. This sub area contains the Licton Springs neighborhood. There are 660 townhome style residences located here. This is by far the highest concentration in all of area 6. Approximately 44% of the parcels are zoned for high density development or commercial uses. The northern and eastern portions of sub area 7 are primarily zoned for single family development. North Seattle Community College is located in the eastern part of sub area 7.

Sub area 5 contains the Haller Lake neighborhood. Haller Lake is a small lake consisting of 53 waterfront parcels. It is only one of the three small lakes located in the north end of Seattle. Most of the small lakes in King County are located south or east of Seattle. Motorized boats are prohibited on the lake making it very quiet. There are only two rather remote places where the public can access the lake. Therefore, it is mainly enjoyed by the 53 waterfront properties. The majority of parcels in sub area 5 are zoned for single family development. However, in the southeast section there is a group of townhome style residences.

Sub area 3 is the northern most section of area 6. Homes were typically built between 1940 and 1959. The size of these homes is small by today's standards. A prestigious private school called Lakeside is located in this sub area. It serves children from elementary to high school ages and includes two separate campuses.

Sub area 2 is located between sub areas 3 and 5. It is very similar to sub area 3 in the age and size of homes. Ingraham High School is located in the heart of this area. It serves most of the high school children living in the northwest section of Seattle.

The total assessed value of all parcels for the 2012 assessment year was \$1,227,568,600. For the 2011 assessment year the total was \$1,291,177,000. As a result of our physical inspection we added \$11,934,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/2011 and was completed in 6/2012.

### ***Land Valuation***

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Greenwood, East Shoreline, Broadview, Ballard, Crown Hill, North Beach, Lake City, Sunset Hill, Victory Heights, Maple Leaf, Wedgwood, Ravenna, Bryant, Phinney Ridge, Green Lake, View Ridge, University District, Wallingford, and Fremont were also analyzed in the valuation of land. A typical lot with 5,000 square feet had a value of \$145,000. A typical townhome style residence parcel had a land value of \$80,000.

Area 6 was divided into 10 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value different pockets within the sub areas. A map of these neighborhoods is included at the end of this section.

**Neighborhood 2** comprises most of sub areas 2 and 3. 94% of the parcels are zoned for residential development. This area was developed in the 1940's and 1950's with modest sized homes. Lakeside School, a prestigious private school, is located within this neighborhood. There are 1,354 parcels in **neighborhood 2**.

**Neighborhood 1** is located west of **neighborhood 2**. This is a transition area from a residential area to a commercial business area located on Aurora Avenue North. Demand for properties here is less than **neighborhood 2**. It is zoned for high density development. There are 12 parcels in **neighborhood 1**.

**Neighborhood 8** is located in sub area 5. Most of the homes were built in the 1940's to 1960's. The average home has larger than **neighborhood 2** and has a larger lot size. The northeast corner of **neighborhood 8** contains North Acres park. It is a popular park in the summer time or for walking dogs throughout the year. There are 750 parcels located in **neighborhood 8**.

**Neighborhood 7** surrounds Haller Lake. This area has the highest demand for properties in area 6. Haller Lake is a very quiet and private area. There are several acreage parcels surrounding the lake. Many parcels have large trees and vegetation creating a rural environment. Homes in **neighborhood 7** average 2,211 square feet of living area and a lot size of 12,682 square feet. There are 53 waterfront parcels. In **neighborhood 7** there are 206 parcels.

**Neighborhood 6** is a planned unit development located adjacent to Northwest Hospital. It was first built out in 1980 and continued until 1984. The average unit has 1,704 square feet and is located on a 2,767 square foot lot. There are sidewalks on all of the streets and most units only have one common wall. Each unit has an easily accessible two car attached garage area. There are 67 parcels in **neighborhood 6**.

**Neighborhood 9** is located in sub area 7. It is predominately zoned for single family development. It is located just west of a popular shopping mall called Northgate. Northgate

Way dissects this area providing quick access to Interstate 5. There are 390 parcels located in **neighborhood 9**.

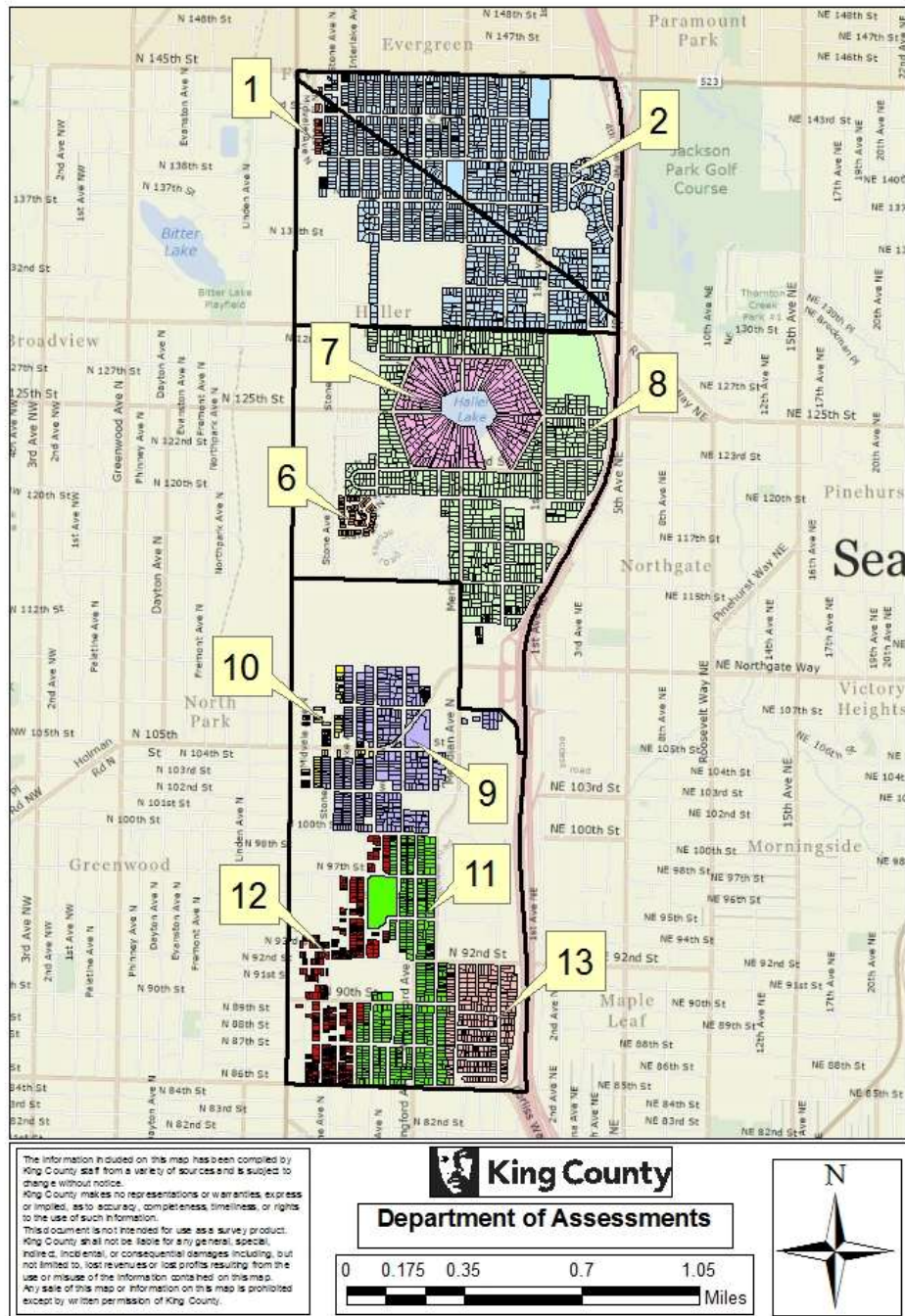
**Neighborhood 10** is generally located between **neighborhood 9** and Aurora Avenue North. This is a transition area between residential zoning and commercial businesses located on Aurora Avenue. 90% of the parcels in **neighborhood 10** are zoned for high density residential development. There are 118 parcels in **neighborhood 10**.

**Neighborhood 13** is located in the southeast corner of sub area 7. All of the properties here are zoned for single family development. Interstate 5 is located on the eastern border and North Seattle Community College is located on its northern border. **Neighborhood 13** is located as close as 8 blocks from Green Lake. There are 255 parcels located in **neighborhood 13**.

**Neighborhood 11** is the central portion of sub area 7. It is exclusively zoned for single family development. It is adjacent to North Seattle Community College and is a short walk away from Green Lake. North 85<sup>th</sup> Street provides instant access to Interstate 5. There are 436 parcels in **neighborhood 11**.

**Neighborhood 12** comprises the southwestern part of sub area 7. This area has the highest concentration of townhome style residences. There are also numerous duplexes and triplexes. It is all zoned for high density residential development or commercial business. **Neighborhood 12** acts as a transition area between single family neighborhoods and high density development. There are 677 parcels in **neighborhood 12**. Of these 677 parcels 547 of them are townhome style residences.

## Area 6 Neighborhood Map





***Vacant Sales Used In This Physical Inspection Analysis***  
***Area 6***

<b>Area Sub</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>
6-3	283210	0855	10/7/09	\$105,000	8,780	Y	N
6-5	303420	0735	9/11/09	\$624,000	26,020	Y	Y
6-5	641260	0017	8/12/11	\$137,600	11,726	N	N
6-7	099300	1615	5/3/11	\$287,500	5,125	N	N
6-7	199720	0110	5/10/11	\$165,000	5,196	N	N
6-7	295790	0030	3/16/11	\$187,000	5,012	N	N
6-7	312604	9160	4/20/11	\$140,000	5,299	N	N
6-7	312604	9453	4/20/11	\$140,000	5,299	N	N
6-7	312604	9458	12/21/11	\$153,500	6,611	N	N
3-5	572750	0210	9/14/11	\$150,000	12,300	N	N
5-2	362603	9192	6/28/10	\$210,000	8,180	N	N
5-2	515120	0336	9/15/11	\$175,000	6,586	N	N
5-2	914410	0274	2/22/10	\$160,000	7,210	N	N
5-2	914410	0278	12/14/09	\$180,000	7,215	N	N
5-5	312604	9357	10/24/11	\$139,000	4,080	N	N
5-5	614560	1760	11/29/10	\$100,000	3,387	N	N
5-8	663890	0461	6/15/11	\$240,000	7,875	N	N
5-8	781870	0330	3/8/11	\$125,000	2,500	N	N
5-8	926820	0378	6/21/11	\$141,000	5,004	N	N
7-6	890100	0746	2/14/11	\$140,000	7,777	N	N
7-8	322604	9570	7/11/11	\$130,000	5,000	N	N
7-8	510140	5136	1/4/10	\$395,000	4,930	N	N
8-1	407780	0558	9/21/10	\$130,000	8,040	N	N
8-3	256880	0231	5/19/10	\$170,000	7,209	N	N
9-9	397540	0170	8/9/10	\$175,000	4,218	N	N
19-1	276760	1335	3/18/11	\$257,000	5,000	N	N
19-1	276760	2345	1/8/10	\$643,200	9,300	N	N
19-1	276760	2911	12/18/09	\$90,000	1,774	N	N
19-1	276760	4570	12/3/09	\$400,000	5,000	N	N
19-1	424290	0090	9/27/11	\$355,000	4,410	N	N
19-10	369390	1435	8/10/10	\$155,000	2,500	N	N
39-1	085340	0200	11/12/10	\$565,000	17,952	Y	N
39-6	444130	0490	9/9/11	\$212,500	9,000	Y	N
39-6	613260	0529	9/28/09	\$150,000	10,500	N	N
39-9	117600	0325	3/21/11	\$300,000	6,000	N	N
39-9	117600	1110	8/31/11	\$550,000	7,101	Y	N
39-9	775540	0030	10/28/10	\$525,000	7,500	Y	N
39-14	092300	0546	9/26/11	\$365,000	7,573	Y	N
42-3	952110	0955	4/27/11	\$480,000	6,000	N	N
42-3	953010	0725	5/5/10	\$225,000	5,029	N	N
42-3	953010	0880	2/10/10	\$275,000	3,493	Y	N
42-11	197220	1595	9/25/09	\$440,000	5,890	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 6***

<b>Area Sub</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>
43-9	062504	9015	7/15/09	\$230,000	4,000	N	N
43-9	288320	0525	5/17/10	\$225,000	2,812	N	N
43-9	288620	0200	6/24/09	\$510,000	4,207	N	N
43-9	677220	0108	5/14/10	\$425,000	6,792	N	N
44-1	010300	0051	7/27/10	\$300,000	5,138	N	N
44-1	010300	0052	12/1/10	\$298,500	5,182	N	N
44-1	010300	0053	10/25/11	\$320,000	5,846	N	N
44-1	010300	0053	5/14/10	\$360,000	5,846	N	N
44-2	092504	9418	4/25/11	\$300,000	7,671	N	N
44-6	409230	0715	10/4/10	\$540,000	6,671	N	N
44-6	674670	1900	3/31/09	\$262,000	3,000	N	N
44-6	922240	0665	9/27/10	\$125,000	2,423	N	N
45-4	288770	1980	7/1/11	\$165,000	2,726	N	N
45-4	671670	0292	5/7/10	\$140,000	3,000	N	N
45-4	681460	0045	12/18/09	\$215,000	2,368	N	N
45-4	753730	0019	12/20/10	\$160,000	3,792	N	N
45-4	753739	0100	3/21/11	\$160,000	3,800	N	N
45-5	329080	0095	2/11/11	\$250,000	6,180	N	N
45-5	329080	0095	10/1/10	\$225,000	6,180	N	N
45-5	565260	1227	2/8/11	\$210,000	7,211	N	N
46-2	882090	1855	11/19/10	\$210,000	7,075	Y	N
46-5	892410	0255	12/22/10	\$350,000	5,666	N	N
82-2	276820	0247	6/8/11	\$140,000	4,351	N	N
82-2	276830	0715	11/2/10	\$280,000	5,000	N	N
82-2	276960	1121	4/29/11	\$180,000	3,750	N	N
82-2	276960	2785	5/11/09	\$335,000	5,000	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 6***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	099300	1376	11/10/11	\$67,500	NO MARKET EXPOSURE
7	099300	2287	7/21/10	\$55,000	NO MARKET EXPOSURE

## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

A list of improved sales used and those considered not reflective of market are included in the following sections.

## **Area 6 Market Value Changes Over Time for Detached Single Family Residences**

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 \$300,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.917, resulting in an adjusted value of \$275,000 (\$300,000 X .917=\$275,100 – rounded to the nearest \$1,000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.833	-16.7%
2/1/2009	0.837	-16.3%
3/1/2009	0.841	-15.9%
4/1/2009	0.845	-15.5%
5/1/2009	0.850	-15.0%
6/1/2009	0.854	-14.6%
7/1/2009	0.858	-14.2%
8/1/2009	0.863	-13.7%
9/1/2009	0.867	-13.3%
10/1/2009	0.872	-12.8%
11/1/2009	0.876	-12.4%
12/1/2009	0.881	-11.9%
1/1/2010	0.885	-11.5%
2/1/2010	0.890	-11.0%
3/1/2010	0.894	-10.6%
4/1/2010	0.899	-10.1%
5/1/2010	0.903	-9.7%
6/1/2010	0.908	-9.2%
7/1/2010	0.912	-8.8%
8/1/2010	0.917	-8.3%
9/1/2010	0.922	-7.8%
10/1/2010	0.926	-7.4%
11/1/2010	0.931	-6.9%
12/1/2010	0.936	-6.4%
1/1/2011	0.941	-5.9%
2/1/2011	0.946	-5.4%
3/1/2011	0.950	-5.0%
4/1/2011	0.955	-4.5%
5/1/2011	0.960	-4.0%
6/1/2011	0.965	-3.5%
7/1/2011	0.970	-3.0%
8/1/2011	0.975	-2.5%
9/1/2011	0.980	-2.0%
10/1/2011	0.985	-1.5%
11/1/2011	0.990	-1.0%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

## **Area 6 Market Value Changes Over Time for Townhome Style Residences**

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 \$300,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.933, resulting in an adjusted value of \$279,000 (\$300,000 X .933=\$279,900 – rounded to the nearest \$1,000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.864	-13.6%
2/1/2009	0.868	-13.2%
3/1/2009	0.871	-12.9%
4/1/2009	0.875	-12.5%
5/1/2009	0.878	-12.2%
6/1/2009	0.882	-11.8%
7/1/2009	0.885	-11.5%
8/1/2009	0.889	-11.1%
9/1/2009	0.893	-10.7%
10/1/2009	0.896	-10.4%
11/1/2009	0.900	-10.0%
12/1/2009	0.903	-9.7%
1/1/2010	0.907	-9.3%
2/1/2010	0.911	-8.9%
3/1/2010	0.914	-8.6%
4/1/2010	0.918	-8.2%
5/1/2010	0.922	-7.8%
6/1/2010	0.926	-7.4%
7/1/2010	0.929	-7.1%
8/1/2010	0.933	-6.7%
9/1/2010	0.937	-6.3%
10/1/2010	0.941	-5.9%
11/1/2010	0.945	-5.5%
12/1/2010	0.949	-5.1%
1/1/2011	0.952	-4.8%
2/1/2011	0.956	-4.4%
3/1/2011	0.960	-4.0%
4/1/2011	0.964	-3.6%
5/1/2011	0.968	-3.2%
6/1/2011	0.972	-2.8%
7/1/2011	0.976	-2.4%
8/1/2011	0.980	-2.0%
9/1/2011	0.984	-1.6%
10/1/2011	0.988	-1.2%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	615020	0215	9/14/10	\$253,000	\$234,000	720	5	1933	Good	6800	N	N	13546 DENSMORE AVE N
2	615020	0465	11/10/09	\$190,000	\$167,000	600	6	1947	Good	4680	N	N	1907 N 137TH ST
2	614970	0365	5/18/10	\$226,800	\$205,000	770	6	1942	Avg	7560	N	N	13721 ASHWORTH AVE N
2	645030	3870	9/23/09	\$243,100	\$212,000	780	6	1955	Good	4920	N	N	14030 ROSLYN PL N
2	645030	3965	9/2/09	\$234,000	\$203,000	910	6	1948	Avg	6300	N	N	14017 ASHWORTH AVE N
2	615020	0074	9/6/11	\$330,000	\$324,000	950	6	1948	Good	7107	N	N	1605 N 137TH ST
2	641460	0205	9/20/11	\$245,000	\$241,000	1110	6	1930	Good	7340	N	N	13418 MERIDIAN AVE N
2	645030	3653	5/20/10	\$265,500	\$241,000	1160	6	1947	Good	5250	N	N	14006 ASHWORTH AVE N
2	645030	4640	3/3/10	\$253,000	\$226,000	790	7	1945	Good	5100	N	N	14050 LENORA PL N
2	615070	0369	4/17/09	\$229,000	\$194,000	790	7	1949	Good	5940	N	N	1618 N 137TH ST
2	615020	0455	2/23/11	\$213,000	\$202,000	830	7	1953	Avg	4680	N	N	1915 N 137TH ST
2	641460	0100	8/22/11	\$315,000	\$308,000	920	7	1950	Avg	10238	N	N	13039 CORLISS AVE N
2	614970	0253	9/17/09	\$397,000	\$345,000	980	7	1947	VGood	9180	N	N	13723 INTERLAKE AVE N
2	641460	0113	11/19/10	\$335,000	\$313,000	1010	7	1952	Avg	7254	N	N	2143 N 133RD ST
2	192604	9243	2/11/10	\$275,000	\$245,000	1020	7	1949	Avg	10200	N	N	13119 ASHWORTH AVE N
2	614970	0415	6/7/10	\$299,950	\$273,000	1070	7	1963	Avg	7560	N	N	13734 INTERLAKE AVE N
2	419240	0020	3/18/10	\$354,500	\$318,000	1080	7	1952	VGood	9672	N	N	2138 N 133RD ST
2	615070	0240	5/20/09	\$336,850	\$287,000	1090	7	1949	Good	7569	N	N	13721 WALLINGFORD AVE N
2	615070	0409	7/12/11	\$251,000	\$244,000	1090	7	1949	Avg	8160	N	N	13732 ASHWORTH AVE N
2	641460	0122	11/18/10	\$230,000	\$215,000	1100	7	1956	Avg	6955	N	N	2126 N 130TH ST
2	615070	0379	7/26/10	\$288,500	\$264,000	1130	7	1949	Good	6050	N	N	1608 N 137TH ST
2	192604	9397	8/12/10	\$325,000	\$299,000	1130	7	1985	Avg	7459	N	N	1742 N 130TH ST
2	641460	0312	6/22/10	\$290,000	\$264,000	1200	7	1950	Avg	7252	N	N	2340 N 133RD ST
2	614970	0350	3/20/09	\$290,000	\$245,000	1230	7	1961	Avg	7560	N	N	13741 ASHWORTH AVE N
2	615020	0485	10/8/09	\$345,000	\$301,000	1250	7	1959	Good	6800	N	N	13536 BURKE AVE N



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	615020	0223	4/23/09	\$326,000	\$277,000	1250	7	1963	Good	6800	N	N	13536 DENSMORE AVE N
2	615070	0175	9/8/09	\$349,950	\$304,000	1270	7	1948	Good	5940	N	N	1802 N 137TH ST
2	615020	0352	12/16/09	\$375,000	\$331,000	1280	7	1996	Avg	5020	N	N	13540 WALLINGFORD AVE N
2	645030	4120	7/8/10	\$350,000	\$320,000	1280	7	1984	Avg	5250	N	N	14023 ROSLYN PL N
2	718080	0070	6/15/09	\$305,000	\$261,000	1280	7	1953	Good	7000	N	N	1414 N 135TH PL
2	178760	0211	10/18/11	\$270,000	\$267,000	1280	7	1932	Avg	7287	N	N	145 NE 133RD ST
2	192604	9316	9/1/11	\$386,000	\$378,000	1290	7	1958	Good	6100	N	N	1927 N 133RD ST
2	615020	0055	12/2/09	\$315,000	\$277,000	1480	7	1960	Avg	4841	N	N	13555 DENSMORE AVE N
2	614970	0208	7/21/09	\$309,000	\$274,000	1510	7	2007	Avg	1261	N	N	13726 A MIDVALE AVE N
2	178760	0280	9/21/10	\$427,500	\$395,000	1520	7	1930	VGood	8080	N	N	13026 1ST AVE NE
2	641510	0122	3/23/11	\$315,000	\$300,000	1590	7	1956	Good	10331	N	N	13515 CORLISS AVE N
2	615020	0015	4/14/11	\$279,000	\$267,000	1610	7	1942	Good	6817	N	N	13515 DENSMORE AVE N
2	147320	0080	3/1/11	\$261,500	\$251,000	1260	8	2009	Avg	1066	N	N	1264 N 143RD ST
2	147320	0010	3/2/10	\$292,000	\$267,000	1260	8	2009	Avg	1186	N	N	14300 LENORA PL N
2	147320	0160	4/27/11	\$263,000	\$254,000	1260	8	2009	Avg	1296	N	N	14301 STONE AVE N
2	147320	0170	6/15/11	\$258,990	\$252,000	1260	8	2009	Avg	1622	N	N	14303 STONE AVE N
2	147320	0070	12/22/10	\$265,000	\$252,000	1260	8	2009	Avg	1715	N	N	1266 N 143RD ST
2	614970	0140	4/30/10	\$385,000	\$348,000	1310	8	2010	Avg	8160	N	N	13739 STONE AVE N
2	147320	0130	1/18/11	\$250,000	\$239,000	1340	8	2009	Avg	873	N	N	1274 N 143RD ST
2	147320	0140	8/5/11	\$236,500	\$232,000	1340	8	2009	Avg	929	N	N	1272 N 143RD ST
2	147320	0120	5/5/10	\$287,000	\$265,000	1370	8	2009	Avg	1125	N	N	1276 N 143RD ST
2	147320	0150	10/16/09	\$310,000	\$278,000	1370	8	2009	Avg	1533	N	N	1270 N 143RD ST
2	147320	0060	9/10/10	\$300,000	\$281,000	1370	8	2009	Avg	2548	N	N	14316 LENORA PL N
2	147320	0040	5/21/10	\$279,950	\$259,000	1410	8	2009	Avg	933	N	N	14308 LENORA PL N
2	147320	0050	4/26/10	\$280,000	\$258,000	1470	8	2009	Avg	1194	N	N	14310 LENORA PL N
2	147320	0090	10/21/09	\$290,000	\$261,000	1480	8	2009	Avg	1066	N	N	1262 N 143RD ST
2	192604	9076	8/15/11	\$370,000	\$361,000	1600	8	1949	Avg	6549	N	N	1915 N 133RD ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	447800	0010	5/11/11	\$315,000	\$303,000	1770	8	1962	Avg	8168	N	N	13328 CORLISS AVE N
2	178760	0262	5/12/11	\$465,000	\$447,000	2140	8	2005	Avg	8455	N	N	13325 ROOSEVELT WAY NE
2	641460	0242	8/30/10	\$525,000	\$484,000	2180	8	1989	Avg	8400	N	N	13407 CORLISS AVE N
2	641510	0180	7/6/09	\$518,000	\$445,000	2790	8	2008	Avg	5992	N	N	13526 MERIDIAN AVE N
2	615070	0010	6/16/09	\$529,950	\$454,000	2040	9	2009	Avg	4299	N	N	13704 BURKE AVE N
2	615070	0015	6/10/09	\$510,000	\$436,000	2040	9	2009	Avg	4300	N	N	13710 BURKE AVE N
3	645030	1125	10/11/11	\$250,000	\$247,000	580	6	2011	Avg	5250	N	N	14332 ROSLYN PL N
3	615070	0124	2/3/11	\$155,000	\$147,000	700	6	1950	Avg	6000	N	N	13752 ROOSEVELT WAY N
3	645030	3360	1/25/10	\$324,950	\$289,000	850	6	1949	VGood	5250	N	N	14023 WALLINGFORD AVE N
3	645030	1115	5/18/10	\$309,000	\$280,000	1140	6	1944	VGood	5250	N	N	14338 ROSLYN PL N
3	645030	2850	2/24/11	\$220,000	\$209,000	1270	6	1940	VGood	5250	N	N	14037 WAYNE PL N
3	863210	0015	6/8/11	\$384,000	\$371,000	1000	7	1947	Good	8100	N	N	13721 1ST AVE NE
3	645030	1020	6/4/10	\$319,950	\$291,000	1150	7	1940	Avg	4725	N	N	14314 INTERLAKE AVE N
3	202604	9079	10/25/10	\$270,000	\$251,000	1150	7	1949	Good	6026	N	N	14020 MERIDIAN AVE N
3	645030	2570	12/27/11	\$285,000	\$285,000	1190	7	1993	Avg	5030	N	N	14050 WAYNE PL N
3	641510	0340	3/10/10	\$350,000	\$313,000	1220	7	1968	Avg	7851	N	N	13712 CORLISS AVE N
3	645030	2175	2/28/11	\$238,000	\$226,000	1280	7	1962	Avg	5525	N	N	14355 WAYNE PL N
3	645030	2515	7/17/09	\$359,000	\$309,000	1290	7	1973	Avg	5250	N	N	14337 MERIDIAN AVE N
3	641510	0283	6/17/09	\$293,000	\$251,000	1360	7	1963	Avg	7248	N	N	2132 N 137TH ST
3	641510	0350	6/17/11	\$320,000	\$310,000	1360	7	1978	Avg	10200	N	N	13732 A CORLISS AVE N
3	645030	0481	3/18/10	\$268,000	\$246,000	1370	7	2006	Avg	1214	N	N	14340 A LENORA PL N
3	645030	3455	11/17/09	\$275,000	\$242,000	1370	7	1988	Avg	2625	N	N	14039 COURTLAND PL N
3	645030	0960	9/4/09	\$350,000	\$304,000	1430	7	1925	Good	5200	N	N	14342 INTERLAKE AVE N
3	178760	0156	10/26/09	\$267,000	\$234,000	1450	7	1947	Good	10200	N	N	322 NE 133RD ST
3	020230	0015	8/17/10	\$339,000	\$312,000	1590	7	1955	Good	6274	N	N	2215 N 143RD ST
3	645030	3750	8/25/09	\$350,000	\$303,000	1810	7	1984	Avg	10500	N	N	14033 DENSMORE AVE N
3	641510	0040	8/18/09	\$327,800	\$284,000	2240	7	1948	Good	9019	N	N	13545 1ST AVE NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	202604	9091	5/20/10	\$385,000	\$349,000	2370	7	1951	Good	8146	N	N	14340 CORLISS AVE N
3	641510	0382	2/13/09	\$424,350	\$356,000	2780	7	1917	Good	8139	N	N	2342 N 137TH ST
3	645030	0850	4/7/11	\$350,000	\$335,000	950	8	2005	Avg	5250	N	N	14311 INTERLAKE AVE N
3	283210	0680	6/3/10	\$438,000	\$398,000	1570	8	1950	Avg	7200	N	N	13725 2ND AVE NE
3	641510	0324	5/17/11	\$402,000	\$387,000	2090	8	2005	Avg	6207	N	N	13749 CORLISS AVE N
3	645030	1415	11/17/09	\$415,000	\$365,000	2100	8	1998	Avg	4725	N	N	14314 ASHWORTH AVE N
3	202604	9326	11/15/11	\$389,950	\$387,000	1720	9	2011	Avg	3012	N	N	14022 MERIDIAN AVE N
3	178760	0250	10/21/09	\$528,000	\$462,000	2310	9	2003	Avg	7625	N	N	13333 2ND AVE NE
5	641160	0063	10/17/11	\$245,000	\$242,000	700	6	1948	Good	5900	N	N	11502 CORLISS AVE N
5	303420	0137	10/1/09	\$290,000	\$253,000	1040	6	1954	Good	7500	N	N	12701 1ST AVE NE
5	303420	0596	6/19/09	\$282,000	\$242,000	820	7	1960	Avg	9611	N	N	12226 DENSMORE AVE N
5	641210	0155	6/23/09	\$345,000	\$296,000	850	7	1940	Good	8270	N	N	12343 3RD AVE NE
5	641210	0148	3/13/09	\$317,000	\$267,000	870	7	1938	VGood	6750	N	N	127 NE 125TH ST
5	224650	0045	2/18/10	\$280,000	\$250,000	880	7	1947	Good	7848	N	N	12020 2ND AVE NE
5	641210	0013	5/25/11	\$231,750	\$223,000	930	7	1945	Avg	8283	N	N	12017 2ND AVE NE
5	303420	0410	7/20/10	\$305,000	\$279,000	940	7	1949	Good	12521	N	N	2307 N 122ND ST
5	438320	0020	10/21/10	\$345,000	\$321,000	950	7	1948	Good	6638	N	N	204 NE 125TH ST
5	303420	0411	12/3/10	\$346,500	\$324,000	1000	7	1949	Good	9046	N	N	2318 N 120TH ST
5	641160	0294	10/21/09	\$285,000	\$249,000	1010	7	1959	Good	7248	N	N	11718 CORLISS AVE N
5	641210	0191	3/11/10	\$283,000	\$253,000	1020	7	1949	Good	8002	N	N	12308 3RD AVE NE
5	303420	0736	7/23/10	\$303,700	\$278,000	1050	7	1954	Good	5688	N	N	12530 DENSMORE AVE N
5	438320	0050	4/26/10	\$285,000	\$257,000	1060	7	1951	VGood	8908	N	N	12515 3RD AVE NE
5	303420	0902	9/23/09	\$379,000	\$330,000	1080	7	1941	VGood	7869	N	N	12814 ASHWORTH AVE N
5	303420	0310	11/17/11	\$285,000	\$283,000	1130	7	1962	Avg	6459	N	N	12268 CORLISS AVE N
5	303420	0057	2/10/10	\$356,000	\$317,000	1140	7	1965	Good	7200	N	N	2160 N 128TH ST
5	641160	0030	7/7/11	\$296,000	\$287,000	1150	7	1949	Good	5890	N	N	2155 N 117TH ST
5	207260	0060	8/19/10	\$268,000	\$247,000	1160	7	1952	Avg	8136	N	N	12033 BURKE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	292604	9434	1/12/09	\$330,000	\$275,000	1240	7	1949	Good	10260	N	N	11328 MERIDIAN AVE N
5	641160	0065	8/25/11	\$250,000	\$245,000	1290	7	1947	Avg	6750	N	N	2324 N 115TH ST
5	207260	0020	10/21/09	\$378,300	\$331,000	1320	7	1952	Good	7200	N	N	12014 BURKE AVE N
5	678120	0011	3/30/10	\$319,995	\$294,000	1330	7	2005	Avg	1486	N	N	2310 N 113TH PL
5	303420	0138	4/7/11	\$332,500	\$318,000	1330	7	1955	Good	6698	N	N	12560 CORLISS AVE N
5	303420	0770	3/1/11	\$250,000	\$238,000	1380	7	1956	Avg	7727	N	N	12568 DENSMORE AVE N
5	641260	0005	6/30/09	\$299,950	\$257,000	1430	7	1948	Avg	7232	N	N	118 NE 125TH ST
5	303420	0201	3/8/11	\$333,000	\$317,000	1440	7	1962	Avg	7700	N	N	12563 CORLISS AVE N
5	303420	0330	11/19/09	\$405,000	\$356,000	1450	7	1966	Good	7700	N	N	12301 1ST AVE NE
5	641160	0242	11/22/11	\$365,000	\$363,000	1470	7	1949	VGood	8613	N	N	11742 MERIDIAN AVE N
5	303420	0865	5/20/10	\$395,000	\$358,000	1580	7	1950	VGood	7200	N	N	12567 DENSMORE AVE N
5	207260	0005	2/3/10	\$313,800	\$279,000	1580	7	1952	Avg	8136	N	N	12032 BURKE AVE N
5	303420	0960	2/8/10	\$225,000	\$200,000	1580	7	1942	Avg	8625	N	N	1745 N 130TH ST
5	303420	0256	1/28/10	\$465,000	\$413,000	1590	7	1962	Good	7280	N	N	2183 N 122ND PL
5	207260	0010	8/25/11	\$358,000	\$350,000	1620	7	1952	Good	7200	N	N	12026 BURKE AVE N
5	641210	0179	10/13/10	\$346,750	\$322,000	1710	7	1951	Good	9321	N	N	202 NE 123RD ST
5	292604	9175	12/13/11	\$295,000	\$294,000	1760	7	1941	Avg	17196	N	N	11340 CORLISS AVE N
5	799672	0160	7/16/10	\$323,000	\$301,000	880	8	1982	Avg	3200	N	N	11702 STENDALL PL N
5	799671	0010	6/23/11	\$345,100	\$336,000	880	8	1981	Good	3280	N	N	11821 STENDALL PL N
5	799672	0200	6/14/10	\$356,000	\$330,000	880	8	1982	Good	3360	N	N	11808 STENDALL DR N
5	678120	0009	5/12/11	\$249,950	\$242,000	1140	8	2010	Avg	1173	N	N	11308 CORLISS AVE N
5	678120	0016	5/12/11	\$250,000	\$242,000	1140	8	2010	Avg	1550	N	N	11306 CORLISS AVE N
5	678120	0006	2/24/11	\$249,950	\$240,000	1160	8	2010	Avg	847	N	N	11302 CORLISS AVE N
5	678120	0007	5/12/11	\$259,950	\$252,000	1160	8	2010	Avg	1060	N	N	11304 CORLISS AVE N
5	678120	0008	2/24/11	\$279,950	\$269,000	1230	8	2010	Avg	1302	N	N	11310 CORLISS AVE N
5	678120	0021	8/24/11	\$244,000	\$240,000	1240	8	2009	Avg	1217	N	N	2322 N 113TH PL
5	678120	0005	3/16/11	\$279,950	\$269,000	1260	8	2010	Avg	1248	N	N	11300 CORLISS AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	678120	0024	3/16/10	\$315,000	\$289,000	1280	8	2009	Avg	1608	N	N	2318 A N 113TH PL
5	678120	0020	3/5/10	\$315,000	\$288,000	1300	8	2009	Avg	1524	N	N	2320 N 113TH PL
5	303420	0271	6/24/09	\$365,000	\$313,000	1340	8	1961	Good	11688	N	N	12215 CORLISS AVE N
5	641160	0012	12/12/11	\$386,700	\$385,000	1360	8	1985	Avg	7857	N	N	11536 F MERIDIAN AVE N
5	303420	0027	3/24/09	\$325,450	\$275,000	1500	8	1956	Avg	8000	N	N	2132 N 128TH ST
5	799670	0040	3/15/10	\$372,000	\$341,000	1570	8	1980	Avg	3200	N	N	11900 STENDALL PL N
5	641160	0040	10/18/10	\$319,950	\$297,000	1590	8	1954	Avg	9479	N	N	11537 CORLISS AVE N
5	303420	0350	12/11/09	\$400,000	\$353,000	1590	8	1961	Good	16902	N	N	2115 N 122ND ST
5	799672	0220	8/12/11	\$318,000	\$312,000	1640	8	1982	Avg	3168	N	N	11816 STENDALL DR N
5	303420	0308	3/15/11	\$465,000	\$443,000	1670	8	1961	Avg	11260	N	N	2104 N 122ND ST
5	641210	0019	2/12/10	\$340,000	\$303,000	1700	8	1964	Good	8282	N	N	12033 2ND AVE NE
5	303420	0245	5/12/10	\$374,744	\$339,000	1720	8	1989	Avg	7372	N	N	12261 CORLISS AVE N
5	303420	0766	12/9/09	\$415,000	\$366,000	1730	8	1962	Avg	13060	N	N	12564 DENSMORE AVE N
5	799670	0210	3/1/09	\$354,000	\$308,000	1780	8	1980	Avg	2240	N	N	11911 STENDALL DR N
5	799670	0140	11/21/09	\$371,000	\$335,000	1780	8	1980	Good	2240	N	N	11918 STENDALL DR N
5	353190	0070	6/8/10	\$400,000	\$364,000	1780	8	1990	Avg	7750	N	N	11523 MERIDIAN AVE N
5	303420	0296	9/27/11	\$700,000	\$689,000	1820	8	1949	Fair	50355	Y	Y	2132 N 122ND ST
5	303420	0230	7/1/11	\$415,000	\$402,000	1880	8	1953	VGood	10820	N	N	12287 CORLISS AVE N
5	303420	0352	7/20/11	\$403,000	\$392,000	1990	8	1990	Avg	8121	N	N	12008 MERIDIAN AVE N
5	641160	0241	1/21/09	\$530,000	\$443,000	1990	8	1965	Good	9648	N	N	11734 MERIDIAN AVE N
5	750350	0010	10/21/09	\$562,120	\$492,000	2000	8	1963	Good	5882	N	N	12011 DENSMORE AVE N
5	303420	0872	6/20/11	\$472,000	\$457,000	2000	8	1947	VGood	9772	N	N	12555 DENSMORE AVE N
5	302604	9144	5/20/09	\$455,000	\$401,000	2080	8	2008	Avg	2240	N	N	11738 BURKE AVE N
5	302604	9074	12/12/11	\$380,000	\$379,000	2080	8	2008	Avg	2261	N	N	11744 BURKE AVE N
5	302604	9146	12/16/10	\$429,000	\$408,000	2080	8	2008	Avg	2427	N	N	11742 BURKE AVE N
5	302604	9145	11/19/09	\$428,000	\$386,000	2080	8	2008	Avg	2448	N	N	11740 BURKE AVE N
5	303420	0550	3/10/09	\$447,500	\$377,000	2140	8	1996	Avg	7754	N	N	12203 DENSMORE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	641160	0253	4/12/10	\$400,000	\$360,000	2220	8	1990	Avg	7207	N	N	11746 MERIDIAN AVE N
5	303420	0481	12/21/11	\$461,000	\$460,000	2280	8	1991	Avg	7500	N	N	1717 N 122ND ST
5	353190	0007	9/14/10	\$432,500	\$400,000	2300	8	1994	Avg	7200	N	N	1915 N 120TH ST
5	303420	0166	2/10/09	\$850,000	\$713,000	2360	8	1966	Avg	16403	Y	Y	2135 N 128TH ST
5	303420	0006	10/21/09	\$572,500	\$501,000	2610	8	2007	Avg	6035	N	N	12828 MERIDIAN AVE N
5	303420	0820	11/10/11	\$717,000	\$711,000	2650	8	1977	Avg	13730	Y	Y	1737 N 128TH ST
5	932580	0031	6/18/09	\$549,000	\$470,000	2780	8	2008	Avg	6924	N	N	1308 N 122ND ST
5	932580	0030	11/18/09	\$535,000	\$470,000	3270	8	2008	Avg	6925	N	N	1310 N 122ND ST
5	303420	0653	6/8/09	\$539,000	\$461,000	2430	9	2005	Avg	7200	N	N	1700 L N 122ND ST
5	303420	0072	12/14/09	\$599,000	\$529,000	3010	9	2008	Avg	7357	N	N	2312 N 128TH ST
5	303420	0087	9/22/09	\$599,950	\$522,000	3010	9	2008	Avg	7357	N	N	2316 N 128TH ST
5	303420	0088	11/5/09	\$595,000	\$522,000	3010	9	2008	Avg	7407	N	N	2314 N 128TH ST
5	303420	0086	11/23/09	\$590,000	\$519,000	3010	9	2008	Avg	7407	N	N	2318 N 128TH ST
5	303420	0303	8/17/10	\$850,000	\$782,000	2660	10	1997	Avg	7422	N	N	2116 N 122ND ST
7	630050	0360	6/16/09	\$315,300	\$270,000	590	6	1926	Good	4980	N	N	10325 INTERLAKE AVE N
7	431070	0560	6/3/09	\$319,000	\$273,000	640	6	1948	Good	5000	N	N	9735 DENSMORE AVE N
7	312604	9118	2/18/09	\$334,950	\$281,000	720	6	1943	Good	5872	N	N	1917 N 90TH ST
7	630050	0640	4/21/10	\$280,000	\$252,000	760	6	1935	Avg	4980	N	N	10030 INTERLAKE AVE N
7	431070	2550	4/12/10	\$269,000	\$242,000	770	6	1946	Avg	5000	N	N	9251 DENSMORE AVE N
7	630000	0401	11/22/10	\$205,000	\$192,000	770	6	1926	Good	5060	N	N	10541 INTERLAKE AVE N
7	435870	0010	8/14/09	\$260,000	\$225,000	820	6	1960	Avg	6000	N	N	10516 ASHWORTH AVE N
7	802170	0750	6/15/11	\$285,000	\$276,000	860	6	1954	Good	4500	N	N	2121 N 88TH ST
7	630050	0555	9/25/09	\$321,500	\$280,000	890	6	1927	Avg	4980	N	N	10310 INTERLAKE AVE N
7	630000	0292	10/27/09	\$271,500	\$238,000	910	6	1926	Good	5693	N	N	10721 ASHWORTH AVE N
7	802170	0935	2/15/11	\$242,000	\$229,000	920	6	1943	Good	3375	N	N	8615 CORLISS AVE N
7	316660	0005	6/24/11	\$201,950	\$196,000	990	6	1949	Avg	10200	N	N	1815 N 100TH ST
7	630000	0336	8/17/11	\$185,000	\$181,000	1140	6	1965	Avg	3795	N	N	10511 ASHWORTH AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	431070	0315	1/5/11	\$270,000	\$254,000	1910	6	1940	Avg	5000	N	N	9735 WALLINGFORD AVE N
7	952410	0195	5/10/11	\$170,000	\$165,000	680	7	2005	Avg	802	N	N	1136 A N 91ST ST
7	952410	0207	9/1/09	\$234,000	\$209,000	690	7	2005	Avg	1058	N	N	1132 B N 91ST ST
7	630050	0255	5/25/10	\$310,000	\$281,000	700	7	1941	Avg	4820	N	N	10310 MIDVALE AVE N
7	431070	1402	12/21/10	\$142,000	\$135,000	730	7	2006	Avg	1085	N	N	9541 C INTERLAKE AVE N
7	322604	9353	9/27/11	\$309,950	\$305,000	770	7	1949	Good	8000	N	N	2157 N 92ND ST
7	304770	0040	1/12/11	\$336,000	\$317,000	780	7	1911	Good	2850	N	N	8534 ASHWORTH AVE N
7	431070	0355	4/15/10	\$325,000	\$293,000	810	7	1949	Avg	5000	N	N	9753 WALLINGFORD AVE N
7	391200	0005	10/7/09	\$325,000	\$284,000	820	7	1942	Avg	5001	N	N	8528 ASHWORTH AVE N
7	312604	9184	1/20/10	\$310,000	\$275,000	830	7	1941	Avg	6500	N	N	10050 ASHWORTH AVE N
7	630000	0365	9/4/09	\$235,000	\$210,000	880	7	1999	Avg	1322	N	N	10546 A STONE AVE N
7	304770	0185	5/12/09	\$399,950	\$340,000	880	7	1931	VGood	2850	N	N	8621 CAROLINE AVE N
7	435870	0028	5/27/09	\$337,000	\$288,000	890	7	1949	Good	6600	N	N	1511 N 107TH ST
7	630050	0210	11/16/09	\$386,000	\$339,000	900	7	1926	Good	5047	N	N	10327 STONE AVE N
7	435870	0200	7/10/09	\$300,000	\$258,000	910	7	1946	Avg	8453	N	N	1724 N NORTHGATE WAY
7	802170	0880	4/4/11	\$335,500	\$321,000	920	7	1948	Good	4500	N	N	2142 N 87TH ST
7	191980	0430	10/12/09	\$358,000	\$313,000	940	7	1951	Avg	6770	N	N	9033 MERIDIAN AVE N
7	099300	2325	10/20/09	\$395,000	\$345,000	950	7	1949	Good	4625	N	N	8520 INTERLAKE AVE N
7	431070	2065	7/20/11	\$350,000	\$340,000	950	7	1924	Good	6395	N	N	9548 WALLINGFORD AVE N
7	802170	1230	4/27/11	\$318,000	\$305,000	960	7	1918	Good	4500	Y	N	2149 N 86TH ST
7	802170	1230	4/21/11	\$318,000	\$305,000	960	7	1918	Good	4500	Y	N	2149 N 86TH ST
7	435870	0210	3/25/10	\$362,000	\$325,000	960	7	1940	Good	6800	N	N	1705 N 107TH ST
7	312604	9281	6/8/09	\$400,000	\$342,000	1010	7	1948	Avg	8104	N	N	8510 BURKE AVE N
7	199720	0285	4/2/10	\$345,000	\$310,000	1020	7	1944	Good	7375	N	N	1611 N 90TH ST
7	302230	0040	12/22/10	\$210,000	\$197,000	1030	7	1946	Avg	7623	N	N	2125 N 92ND ST
7	435870	0181	4/9/09	\$233,000	\$204,000	1040	7	2002	Avg	1242	N	N	10717 E BURKE AVE N
7	431070	0525	10/14/10	\$400,000	\$371,000	1040	7	1951	Good	5000	N	N	9719 DENSMORE AVE N



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	630000	0675	8/26/09	\$230,000	\$205,000	1050	7	1997	Avg	1029	N	N	10537 A MIDVALE AVE N
7	435870	0163	10/16/09	\$220,000	\$198,000	1100	7	2001	Avg	962	N	N	1766 E N NORTHGATE WAY
7	099300	2305	11/24/10	\$340,000	\$318,000	1100	7	1999	Avg	4596	N	N	8510 INTERLAKE AVE N
7	565910	0030	11/10/10	\$237,120	\$221,000	1100	7	1942	Avg	5732	N	N	8700 CORLISS AVE N
7	199720	0275	6/11/10	\$450,000	\$409,000	1100	7	1959	Good	6000	N	N	8838 ASHWORTH AVE N
7	304770	0055	2/22/10	\$365,000	\$326,000	1130	7	1942	Good	5700	N	N	8533 DENSMORE AVE N
7	435870	0187	8/21/09	\$259,950	\$232,000	1160	7	2009	Avg	855	N	N	1760 N NORTHGATE WAY
7	435870	0188	3/3/10	\$254,000	\$232,000	1160	7	2009	Avg	895	N	N	1758 N NORTHGATE WAY
7	435870	0189	11/10/09	\$264,950	\$239,000	1160	7	2009	Avg	980	N	N	1756 N NORTHGATE WAY
7	630050	0462	7/18/11	\$205,000	\$200,000	1160	7	2008	Avg	995	N	N	1409 B N NORTHGATE WAY
7	630050	0461	6/21/11	\$205,000	\$200,000	1160	7	2008	Avg	1027	N	N	1409 A N NORTHGATE WAY
7	435870	0190	8/11/09	\$264,950	\$236,000	1160	7	2009	Avg	1095	N	N	1754 N NORTHGATE WAY
7	199720	0027	5/2/11	\$395,000	\$379,000	1190	7	1980	Avg	5000	N	N	8837 WALLINGFORD AVE N
7	099300	1105	7/30/10	\$350,000	\$321,000	1190	7	1949	Good	5125	N	N	8812 INTERLAKE AVE N
7	322604	9519	9/22/10	\$230,000	\$213,000	1190	7	1983	Fair	7227	N	N	9006 A CORLISS AVE N
7	312604	9181	6/21/11	\$399,450	\$387,000	1230	7	1941	Good	9544	N	N	10345 DENSMORE AVE N
7	191980	0330	1/6/09	\$385,000	\$321,000	1250	7	1969	Good	5063	N	N	9016 BURKE AVE N
7	191980	0126	6/22/09	\$444,950	\$381,000	1250	7	1959	Good	7255	N	N	1820 N 90TH ST
7	431070	0345	11/6/09	\$349,000	\$306,000	1270	7	1986	Avg	2500	N	N	9747 WALLINGFORD AVE N
7	099300	0040	7/14/11	\$430,000	\$418,000	1310	7	1921	VGood	4100	N	N	8849 ASHWORTH AVE N
7	630050	0086	2/2/10	\$277,500	\$253,000	1330	7	2002	Avg	1200	N	N	10305 B MIDVALE AVE N
7	630050	0083	10/6/11	\$198,000	\$196,000	1330	7	2002	Avg	1246	N	N	10303 A MIDVALE AVE N
7	565910	0040	6/15/09	\$475,000	\$407,000	1350	7	1950	Good	7642	N	N	8620 CORLISS AVE N
7	322604	9478	5/12/09	\$385,000	\$328,000	1350	7	1964	Good	9000	N	N	9051 CORLISS AVE N
7	802170	0615	9/12/11	\$300,000	\$294,000	1360	7	1989	Avg	2250	N	N	2148 N 88TH ST
7	322604	9426	5/20/10	\$395,000	\$358,000	1360	7	1957	Good	6860	N	N	8912 CORLISS AVE N
7	431070	2100	9/28/11	\$325,000	\$320,000	1410	7	1988	Avg	3198	N	N	9528 WALLINGFORD AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	312604	9327	8/18/11	\$375,000	\$367,000	1410	7	1948	Good	8124	N	N	1811 N 95TH ST
7	431070	2447	5/23/11	\$265,000	\$255,000	1480	7	1991	Avg	2652	N	N	9224 WOODLAWN AVE N
7	546430	0171	5/24/10	\$375,000	\$340,000	1480	7	1984	Avg	7820	N	N	10024 DENSMORE AVE N
7	322604	9564	5/8/09	\$510,000	\$434,000	1490	7	2008	Avg	5000	N	N	8900 CORLISS AVE N
7	546430	0157	4/21/10	\$379,000	\$342,000	1520	7	2003	Avg	5431	N	N	1710 N 100TH ST
7	199720	0290	10/27/09	\$415,000	\$363,000	1580	7	1982	Avg	7490	N	N	8852 ASHWORTH AVE N
7	802170	1260	6/11/09	\$369,000	\$316,000	1610	7	1986	Avg	2250	Y	N	2135 N 86TH ST
7	191980	0420	10/19/09	\$422,000	\$369,000	1630	7	1968	Avg	6770	N	N	9027 MERIDIAN AVE N
7	099300	1145	2/26/09	\$417,000	\$350,000	1650	7	1986	Avg	4100	N	N	8803 ASHWORTH AVE N
7	431070	0260	11/29/11	\$300,000	\$298,000	1680	7	1986	Avg	2500	N	N	9703 WALLINGFORD AVE N
7	302230	0020	12/8/09	\$450,000	\$397,000	1680	7	1951	Avg	10917	N	N	9040 MERIDIAN AVE N
7	630000	0301	12/16/09	\$355,000	\$313,000	1700	7	1942	VGood	7590	N	N	10745 ASHWORTH AVE N
7	312604	9379	2/3/11	\$325,000	\$307,000	1770	7	1965	Good	7091	N	N	9206 WALLINGFORD AVE N
7	431070	2420	3/8/10	\$330,000	\$295,000	1900	7	1978	Avg	5000	N	N	9238 WOODLAWN AVE N
7	435870	0085	9/21/09	\$405,000	\$352,000	1910	7	1962	VGood	11960	N	N	10744 ASHWORTH AVE N
7	431070	0235	6/25/09	\$290,000	\$249,000	2560	7	1900	Fair	5188	N	N	9702 DENSMORE AVE N
7	431070	2430	6/15/10	\$480,000	\$437,000	2590	7	2004	Good	5000	N	N	9234 WOODLAWN AVE N
7	431070	2776	7/22/09	\$210,000	\$186,000	760	8	2003	Avg	749	N	N	9242 B INTERLAKE AVE N
7	431070	2775	4/21/09	\$229,000	\$201,000	800	8	2003	Avg	1196	N	N	9242 A INTERLAKE AVE N
7	431070	2779	9/18/09	\$257,000	\$230,000	850	8	2003	Avg	1087	N	N	9240 D INTERLAKE AVE N
7	431070	2600	8/20/09	\$280,000	\$250,000	940	8	2001	Avg	1009	N	N	9226 A ASHWORTH AVE N
7	431070	2610	10/9/09	\$280,000	\$251,000	940	8	2001	Avg	1230	N	N	9220 ASHWORTH AVE N
7	873000	0120	11/20/09	\$249,500	\$225,000	980	8	2009	Avg	960	N	N	1216 N NORTHGATE WAY
7	952410	0136	3/11/10	\$250,000	\$229,000	1000	8	2003	Avg	782	N	N	1133 B N 92ND ST
7	099300	2023	1/24/09	\$232,000	\$201,000	1010	8	2001	Avg	1023	N	N	8521 A MIDVALE AVE N
7	873000	0160	11/20/09	\$259,500	\$234,000	1020	8	2009	Avg	1000	N	N	1222 N NORTHGATE WAY
7	873000	0180	11/16/09	\$257,700	\$232,000	1020	8	2009	Avg	1000	N	N	1228 N NORTHGATE WAY

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	873000	0220	11/18/09	\$251,500	\$227,000	1020	8	2009	Avg	1000	N	N	1234 N NORTHGATE WAY
7	873000	0240	11/16/09	\$249,500	\$225,000	1020	8	2009	Avg	1000	N	N	1240 N NORTHGATE WAY
7	873000	0280	11/24/09	\$253,700	\$229,000	1020	8	2009	Avg	1150	N	N	1248 N NORTHGATE WAY
7	431070	2759	3/9/09	\$289,950	\$253,000	1030	8	2008	Avg	798	N	N	9246 C INTERLAKE AVE N
7	873000	0040	11/17/09	\$297,500	\$268,000	1050	8	2009	Avg	970	N	N	10515 STONE AVE N
7	873000	0070	11/18/09	\$297,500	\$268,000	1050	8	2009	Avg	1010	N	N	10509 STONE AVE N
7	099300	1423	12/14/10	\$229,000	\$218,000	1050	8	2006	Avg	1045	N	N	1303 B N 88TH ST
7	873000	0050	11/12/09	\$299,500	\$270,000	1050	8	2009	Avg	1330	N	N	10513 STONE AVE N
7	873000	0060	11/12/09	\$299,500	\$270,000	1050	8	2009	Avg	1340	N	N	10511 STONE AVE N
7	431070	1676	11/18/09	\$302,000	\$272,000	1080	8	2003	Avg	1123	N	N	1415 N 97TH ST
7	873000	0150	12/21/09	\$291,500	\$264,000	1080	8	2009	Avg	1140	N	N	1220 N NORTHGATE WAY
7	873000	0200	12/3/09	\$291,500	\$263,000	1080	8	2009	Avg	1140	N	N	1230 N NORTHGATE WAY
7	873000	0210	11/25/09	\$291,500	\$263,000	1080	8	2009	Avg	1140	N	N	1232 N NORTHGATE WAY
7	873000	0140	12/31/09	\$293,700	\$266,000	1080	8	2009	Avg	1140	N	N	1218 N NORTHGATE WAY
7	873000	0260	12/17/09	\$282,500	\$256,000	1080	8	2009	Avg	1140	N	N	1242 N NORTHGATE WAY
7	873000	0270	11/24/09	\$282,500	\$255,000	1080	8	2009	Avg	1140	N	N	1244 N NORTHGATE WAY
7	431070	1677	8/5/09	\$300,000	\$267,000	1080	8	2003	Avg	1277	N	N	1417 N 97TH ST
7	926720	0200	12/9/09	\$225,000	\$203,000	1110	8	1999	Avg	1204	N	N	1140 C N 93RD ST
7	099300	0954	12/28/10	\$210,000	\$200,000	1110	8	2000	Avg	1363	N	N	8825 C STONE AVE N
7	431070	3080	12/16/11	\$227,000	\$227,000	1120	8	2007	Avg	1278	N	N	9243 B INTERLAKE AVE N
7	099300	2108	11/5/10	\$248,500	\$235,000	1140	8	2005	Avg	1069	N	N	8501 STONE AVE N
7	099300	2106	4/17/09	\$312,000	\$273,000	1160	8	2005	Avg	1473	N	N	8507 STONE AVE N
7	952410	0310	2/23/11	\$273,000	\$262,000	1180	8	2008	Avg	1245	N	N	1145 A N 91ST ST
7	099300	1494	7/15/11	\$318,000	\$311,000	1180	8	2005	Avg	1283	N	N	1217 N 88TH ST
7	099300	0973	3/16/10	\$314,900	\$289,000	1180	8	2009	Avg	1393	N	N	1310 N 88TH ST
7	952410	0311	2/17/11	\$272,000	\$261,000	1180	8	2008	Avg	1480	N	N	1145 B N 91ST ST
7	099300	0366	6/8/10	\$306,000	\$284,000	1180	8	1978	Avg	2177	N	N	8835 MIDVALE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	873000	0030	11/16/09	\$319,500	\$288,000	1200	8	2009	Avg	1050	N	N	10517 STONE AVE N
7	873000	0080	3/8/10	\$319,500	\$292,000	1200	8	2009	Avg	1090	N	N	10507 STONE AVE N
7	873000	0100	11/18/09	\$320,700	\$289,000	1200	8	2009	Avg	1090	N	N	10503 STONE AVE N
7	873000	0090	11/24/09	\$316,215	\$285,000	1200	8	2009	Avg	1090	N	N	10505 STONE AVE N
7	099300	1482	10/15/11	\$324,000	\$321,000	1200	8	2005	Avg	1324	N	N	8549 A STONE AVE N
7	873000	0290	12/9/09	\$266,500	\$241,000	1210	8	2009	Avg	1280	N	N	1246 N NORTHGATE WAY
7	873000	0020	12/1/09	\$327,500	\$296,000	1220	8	2009	Avg	1110	N	N	10519 STONE AVE N
7	873000	0010	11/19/09	\$327,700	\$296,000	1220	8	2009	Avg	1620	N	N	10521 STONE AVE N
7	099300	0157	11/9/09	\$339,500	\$306,000	1220	8	2003	Avg	1683	N	N	8847 A INTERLAKE AVE N
7	312604	9491	8/25/09	\$513,000	\$444,000	1220	8	2009	Avg	3338	N	N	1915 N 90TH ST
7	099300	1979	5/7/10	\$275,000	\$254,000	1250	8	2007	Avg	1020	N	N	8505 B MIDVALE AVE N
7	099300	1930	4/12/10	\$285,000	\$262,000	1250	8	2007	Avg	1255	N	N	8506 A NESBIT AVE N
7	099300	1928	4/21/11	\$265,000	\$256,000	1250	8	2007	Avg	1291	N	N	8506 C NESBIT AVE N
7	099300	1438	5/13/10	\$275,000	\$254,000	1250	8	2000	Avg	1395	N	N	1305 N 88TH ST
7	952410	0050	7/8/10	\$294,000	\$273,000	1255	8	2010	Avg	1113	N	N	1130 N 92ND ST
7	099300	0965	1/6/10	\$331,000	\$300,000	1260	8	2009	Avg	1106	N	N	1302 N 88TH ST
7	099300	0966	1/6/10	\$330,000	\$300,000	1260	8	2009	Avg	1262	N	N	1300 N 88TH ST
7	926720	0047	3/24/09	\$315,000	\$275,000	1270	8	2004	Avg	1193	N	N	1127 B N 94TH ST
7	099300	0307	4/6/10	\$305,000	\$280,000	1270	8	2006	Avg	1323	N	N	8830 B MIDVALE AVE N
7	099300	0308	2/17/11	\$335,000	\$321,000	1270	8	2006	Avg	1333	N	N	8830 A MIDVALE AVE N
7	630000	0427	4/27/10	\$274,500	\$253,000	1270	8	2008	Avg	1342	N	N	10544 A MIDVALE AVE N
7	099300	0873	4/16/10	\$315,000	\$290,000	1270	8	2003	Avg	1348	N	N	8814 D MIDVALE AVE N
7	099300	0872	4/18/11	\$280,500	\$271,000	1270	8	2003	Avg	1360	N	N	8814 C MIDVALE AVE N
7	630000	0430	11/4/09	\$270,000	\$243,000	1280	8	2008	Avg	1357	N	N	10546 C MIDVALE AVE N
7	873000	0110	11/16/09	\$319,500	\$288,000	1280	8	2009	Avg	1550	N	N	10501 STONE AVE N
7	099300	0968	1/28/10	\$309,950	\$282,000	1290	8	2009	Avg	1181	N	N	1306 N 88TH ST
7	099300	0967	1/13/10	\$309,950	\$282,000	1290	8	2009	Avg	1440	N	N	1304 N 88TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	630000	0334	6/17/11	\$279,950	\$273,000	1310	8	2007	Avg	1356	N	N	1406 A N NORTHGATE WAY
7	630000	0339	7/20/10	\$294,000	\$274,000	1310	8	2007	Avg	1442	N	N	1406 B N NORTHGATE WAY
7	873000	0130	11/19/09	\$271,500	\$245,000	1320	8	2009	Avg	1010	N	N	1214 N NORTHGATE WAY
7	099300	1546	4/21/11	\$306,000	\$296,000	1330	8	2007	Avg	1182	N	N	8550 A MIDVALE AVE N
7	431070	2938	10/18/11	\$325,000	\$322,000	1330	8	2003	Avg	1357	N	N	9239 B ASHWORTH AVE N
7	873000	0170	1/26/10	\$287,500	\$262,000	1340	8	2009	Avg	1050	N	N	1224 N NORTHGATE WAY
7	873000	0190	1/12/10	\$287,500	\$261,000	1340	8	2009	Avg	1050	N	N	1226 N NORTHGATE WAY
7	873000	0230	12/29/09	\$287,500	\$261,000	1340	8	2009	Avg	1050	N	N	1236 N NORTHGATE WAY
7	873000	0250	11/21/09	\$287,500	\$259,000	1340	8	2009	Avg	1050	N	N	1238 N NORTHGATE WAY
7	431070	2888	5/28/09	\$283,000	\$249,000	1340	8	2005	Avg	1150	N	N	9211 B ASHWORTH AVE N
7	435870	0101	1/25/11	\$382,000	\$361,000	1350	8	1995	Avg	7220	N	N	10743 DENSMORE AVE N
7	099300	1537	6/8/10	\$321,000	\$297,000	1360	8	2004	Avg	1085	N	N	8546 A MIDVALE AVE N
7	431070	1322	8/11/11	\$245,900	\$241,000	1360	8	2005	Avg	1184	N	N	1312 N 95TH ST
7	099300	1469	5/9/11	\$295,000	\$286,000	1370	8	2004	Avg	1224	N	N	8545 A STONE AVE N
7	431070	2837	10/13/10	\$297,900	\$281,000	1370	8	2007	Avg	1227	N	N	9210 A INTERLAKE AVE N
7	431070	2847	12/14/11	\$267,000	\$266,000	1370	8	2007	Avg	1227	N	N	9206 B INTERLAKE AVE N
7	099300	1526	6/15/11	\$280,000	\$273,000	1380	8	2004	Avg	1211	N	N	8542 A MIDVALE AVE N
7	099300	2179	10/7/10	\$250,000	\$235,000	1380	8	2000	Avg	1547	N	N	1302 N 85TH ST
7	099300	2175	4/7/11	\$240,000	\$232,000	1380	8	2000	Avg	1547	N	N	1308 N 85TH ST
7	431070	3021	6/11/09	\$339,000	\$299,000	1390	8	2008	Avg	1194	N	N	9219 B INTERLAKE AVE N
7	431070	3023	7/24/09	\$339,000	\$301,000	1390	8	2008	Avg	1196	N	N	9219 A INTERLAKE AVE N
7	099300	1555	11/27/10	\$347,700	\$330,000	1400	8	2005	Avg	1207	N	N	1203 N 88TH ST
7	431070	3025	10/5/09	\$335,000	\$300,000	1400	8	2008	Avg	1295	N	N	9209 B INTERLAKE AVE N
7	431070	3027	7/15/09	\$339,000	\$301,000	1400	8	2008	Avg	1308	N	N	9209 B INTERLAKE AVE N
7	099300	1556	4/2/10	\$333,000	\$306,000	1400	8	2005	Avg	1356	N	N	1205 N 88TH ST
7	431070	1566	8/5/11	\$350,000	\$343,000	1410	8	2005	Avg	1183	N	N	9501 A ASHWORTH AVE N
7	099300	2086	2/24/10	\$316,000	\$289,000	1410	8	2003	Avg	1221	N	N	8520 A MIDVALE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	099300	2096	5/26/09	\$319,950	\$282,000	1410	8	2003	Avg	1221	N	N	8526 A MIDVALE AVE N
7	099300	2097	9/7/11	\$310,500	\$306,000	1410	8	2003	Avg	1234	N	N	8526 B MIDVALE AVE N
7	431070	1586	5/18/11	\$345,000	\$335,000	1410	8	2005	Avg	1238	N	N	9513 A ASHWORTH AVE N
7	431070	1578	7/16/10	\$345,000	\$321,000	1410	8	2005	Avg	1247	N	N	9509 A ASHWORTH AVE N
7	099300	1333	8/20/10	\$340,000	\$318,000	1410	8	2005	Avg	1499	N	N	8539 B INTERLAKE AVE N
7	099300	1445	9/7/11	\$320,000	\$315,000	1410	8	2001	Avg	1527	N	N	8531 STONE AVE N
7	312604	9520	7/10/09	\$345,000	\$306,000	1420	8	2008	Avg	1725	N	N	9207 INTERLAKE AVE N
7	617800	0032	12/9/09	\$353,000	\$319,000	1440	8	2006	Avg	1180	N	N	9214 B DENSMORE AVE N
7	431070	2915	7/28/10	\$340,000	\$317,000	1450	8	2006	Avg	1203	N	N	9225 A ASHWORTH AVE N
7	431070	3020	8/24/09	\$339,000	\$302,000	1450	8	2008	Avg	1216	N	N	9217 B INTERLAKE AVE N
7	431070	3022	8/7/09	\$339,000	\$302,000	1450	8	2008	Avg	1296	N	N	9217 A INTERLAKE AVE N
7	312604	9516	8/26/09	\$339,000	\$302,000	1470	8	2008	Avg	1418	N	N	9203 B INTERLAKE AVE N
7	312604	9515	9/1/09	\$339,000	\$303,000	1470	8	2008	Avg	1436	N	N	9203 A INTERLAKE AVE N
7	312604	9517	6/4/09	\$339,000	\$299,000	1470	8	2008	Avg	1614	N	N	9203 C INTERLAKE AVE N
7	312604	9518	5/28/09	\$339,000	\$299,000	1470	8	2008	Avg	2153	N	N	9203 D INTERLAKE AVE N
7	199720	0050	1/2/09	\$590,000	\$491,000	1480	8	2008	Avg	5196	N	N	8821 WALLINGFORD AVE N
7	199720	0055	1/16/09	\$579,000	\$483,000	1480	8	2008	Avg	5196	N	N	8817 WALLINGFORD AVE N
7	099300	0338	8/13/09	\$362,950	\$323,000	1500	8	2006	Avg	1346	N	N	8846 B MIDVALE AVE N
7	099300	1402	11/28/11	\$335,000	\$333,000	1510	8	2005	Avg	1228	N	N	8544 STONE AVE N
7	312604	9061	7/14/09	\$371,400	\$329,000	1510	8	2004	Avg	1280	N	N	9216 A STONE AVE N
7	312604	9436	6/8/11	\$339,900	\$331,000	1510	8	2004	Avg	1296	N	N	9222 B STONE AVE N
7	099300	2255	6/16/11	\$315,000	\$307,000	1520	8	2004	Avg	1310	N	N	8523 B INTERLAKE AVE N
7	099300	1410	8/1/11	\$327,000	\$320,000	1530	8	2004	Avg	1228	N	N	8550 STONE AVE N
7	099300	1414	4/23/10	\$335,600	\$309,000	1530	8	2004	Avg	1347	N	N	1313 N 88TH ST
7	099300	2227	6/20/11	\$304,500	\$297,000	1550	8	2004	Avg	1470	N	N	8503 B INTERLAKE AVE N
7	099300	2228	5/26/10	\$312,000	\$289,000	1550	8	2004	Avg	1676	N	N	8505 A INTERLAKE AVE N
7	630000	0429	10/19/09	\$304,000	\$273,000	1560	8	2008	Avg	1005	N	N	10546 B MIDVALE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	099300	0227	1/13/11	\$239,000	\$228,000	1560	8	1993	Avg	1191	N	N	1305 N 90TH ST
7	952410	0052	5/11/10	\$335,000	\$309,000	1560	8	2010	Avg	1541	N	N	1128 N 92ND ST
7	431070	2858	11/20/09	\$316,550	\$286,000	1570	8	2008	Avg	1551	N	N	9202 B INTERLAKE AVE N
7	431070	2859	8/11/09	\$349,000	\$311,000	1570	8	2008	Avg	1601	N	N	9202 C INTERLAKE AVE N
7	431070	2857	10/26/09	\$335,000	\$301,000	1570	8	2008	Avg	1747	N	N	9202 A INTERLAKE AVE N
7	431070	2860	5/15/09	\$349,000	\$307,000	1570	8	2008	Avg	1804	N	N	9202 D INTERLAKE AVE N
7	630000	0426	10/1/09	\$304,000	\$272,000	1590	8	2008	Avg	1007	N	N	10544 B MIDVALE AVE N
7	099300	1076	5/19/09	\$387,500	\$341,000	1590	8	2005	Avg	1412	N	N	8827 A INTERLAKE AVE N
7	802170	1010	1/28/11	\$480,000	\$454,000	1590	8	1993	Avg	5412	N	N	2135 N 87TH ST
7	630000	0425	8/18/09	\$300,000	\$267,000	1600	8	2008	Avg	1312	N	N	10544 C MIDVALE AVE N
7	630000	0428	8/19/09	\$305,000	\$272,000	1600	8	2008	Avg	1319	N	N	10546 A MIDVALE AVE N
7	431070	2856	5/15/09	\$354,000	\$311,000	1600	8	2008	Avg	1705	N	N	9204 B INTERLAKE AVE N
7	431070	2855	5/26/09	\$354,000	\$312,000	1600	8	2008	Avg	1710	N	N	9204 A INTERLAKE AVE N
7	431070	3026	6/19/09	\$339,000	\$300,000	1610	8	2008	Avg	1332	N	N	9215 A INTERLAKE AVE N
7	431070	3024	5/14/09	\$339,000	\$298,000	1610	8	2008	Avg	1350	N	N	9215 B INTERLAKE AVE N
7	099300	0971	1/4/10	\$338,200	\$307,000	1620	8	2009	Avg	1223	N	N	1312 N 88TH ST
7	099300	0970	1/14/10	\$345,000	\$314,000	1620	8	2009	Avg	1286	N	N	1314 N 88TH ST
7	199720	0070	2/27/10	\$550,000	\$491,000	1630	8	1916	VGood	7941	N	N	8803 WALLINGFORD AVE N
7	312604	9519	7/9/09	\$355,000	\$315,000	1690	8	2008	Avg	1256	N	N	9205 INTERLAKE AVE N
7	099300	0276	9/14/09	\$402,000	\$359,000	1690	8	2005	Avg	1960	N	N	8845 STONE AVE N
7	312604	9467	5/18/09	\$379,000	\$334,000	1820	8	2008	Avg	1475	Y	N	9210 STONE AVE N
7	312604	9514	7/23/09	\$369,000	\$328,000	1820	8	2008	Avg	1519	N	N	9201 INTERLAKE AVE N
7	431070	0810	5/26/09	\$350,000	\$308,000	1870	8	2007	Avg	2250	N	N	9749 WOODLAWN AVE N
7	431070	2861	10/4/10	\$385,000	\$362,000	1930	8	2008	Avg	1860	N	N	9200 A INTERLAKE AVE N
7	431070	2861	6/1/09	\$369,000	\$325,000	1930	8	2008	Avg	1860	N	N	9200 A INTERLAKE AVE N
7	431070	2862	4/28/09	\$365,000	\$320,000	1930	8	2008	Avg	1898	N	N	9200 B INTERLAKE AVE N
7	191980	0360	2/24/11	\$500,000	\$475,000	1960	8	1936	Good	5781	N	N	9002 BURKE AVE N



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	322604	9493	5/11/11	\$345,000	\$332,000	2190	8	1968	Avg	7559	N	N	2305 N 92ND ST
7	312604	9133	2/2/09	\$640,000	\$536,000	2680	8	2008	Avg	6367	N	N	10034 ASHWORTH AVE N
7	312604	9460	7/14/09	\$580,000	\$499,000	2680	8	2008	Avg	6367	N	N	10038 ASHWORTH AVE N
7	312604	9459	8/23/10	\$580,400	\$534,000	2830	8	2008	Avg	6449	N	N	10036 ASHWORTH AVE N
7	802170	0490	8/17/09	\$450,000	\$389,000	1530	9	2009	Avg	2250	N	N	2109 N 89TH ST
7	802170	0495	11/25/09	\$465,950	\$410,000	1560	9	2009	Avg	2250	N	N	2105 N 89TH ST
7	304770	0183	10/24/09	\$522,000	\$457,000	1670	9	2009	Avg	2850	N	N	8617 CAROLINE AVE N
7	312604	9048	1/21/11	\$511,500	\$483,000	1820	9	2002	Avg	6119	N	N	9232 WALLINGFORD AVE N
7	435870	0050	12/15/11	\$350,000	\$349,000	2600	9	1977	Avg	9500	N	N	10525 DENSMORE AVE N
7	431070	0550	9/1/09	\$550,000	\$477,000	2840	9	2008	Avg	5000	N	N	9729 DENSMORE AVE N
7	191980	0156	1/19/10	\$615,000	\$546,000	2410	10	1928	VGood	6710	N	N	9019 BURKE AVE N
7	099300	2303	4/20/10	\$695,000	\$626,000	2440	10	2004	Avg	4205	N	N	8519 ASHWORTH AVE N
7	199720	0120	9/23/11	\$865,000	\$851,000	2610	10	2006	Avg	5196	N	N	8834 DENSMORE AVE N
7	312604	9220	2/12/09	\$686,000	\$575,000	2810	10	2008	Avg	3836	N	N	8527 CAROLINE AVE N
7	312604	9472	8/16/10	\$685,000	\$630,000	2920	10	2008	Avg	5010	N	N	8529 CAROLINE AVE N

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	147320	0020	4/6/11	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0020	4/6/11	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0030	7/12/10	\$203,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0030	7/12/10	\$57,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0100	10/15/09	\$170,950	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0100	10/15/09	\$109,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0110	1/27/11	\$215,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	147320	0110	1/27/11	\$45,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	178760	0208	11/3/11	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	178760	0291	6/20/10	\$226,000	NON-REPRESENTATIVE SALE
2	192604	9284	9/20/10	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	614970	0140	9/15/09	\$96,350	BANKRUPTCY - RECEIVER OR TRUSTEE
2	614970	0254	10/11/11	\$300,000	NON-REPRESENTATIVE SALE
2	615020	0225	7/27/10	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	615020	0529	5/5/10	\$95,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	615070	0190	11/4/11	\$85,800	AUCTION SALE
2	615070	0229	10/11/10	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	615070	0403	7/15/09	\$114,605	QUIT CLAIM DEED
2	641460	0046	9/25/09	\$339,900	BANKRUPTCY - RECEIVER OR TRUSTEE
2	641460	0112	6/13/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	641460	0120	7/26/11	\$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	641460	0190	5/25/10	\$416,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	641460	0313	11/18/09	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	645030	4280	9/9/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	4495	1/16/09	\$111,882	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	4725	7/23/09	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	645030	4745	4/18/11	\$199,819	MULTI-PARCEL SALE
2	645030	4745	7/11/11	\$158,000	MULTI-PARCEL SALE
2	645030	4746	4/18/11	\$199,819	MULTI-PARCEL SALE
2	645030	4746	7/11/11	\$158,000	MULTI-PARCEL SALE
2	645030	4747	4/18/11	\$199,819	MULTI-PARCEL SALE
2	645030	4747	7/11/11	\$158,000	MULTI-PARCEL SALE
3	178760	0138	5/7/09	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	178760	0146	10/28/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	178760	0225	2/17/11	\$200,000	FINANCIAL INSTITUTION RESALE
3	178760	0245	6/28/10	\$278,650	NO MARKET EXPOSURE
3	202604	9079	8/23/10	\$295,000	SEGREGATION AND/OR MERGER SINCE SALE
3	202604	9128	2/12/10	\$250,000	NO MARKET EXPOSURE
3	283210	0250	2/8/11	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	283210	0695	11/2/09	\$410,000	NO MARKET EXPOSURE

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	283210	0810	8/4/11	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	615070	0138	10/28/10	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	641510	0092	11/8/11	\$224,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	641510	0250	4/6/11	\$153,000	NON-REPRESENTATIVE SALE
3	641510	0251	6/11/10	\$340,000	QUIT CLAIM DEED
3	641510	0251	6/11/10	\$340,000	QUIT CLAIM DEED
3	641510	0324	9/23/09	\$223,984	QUIT CLAIM DEED
3	641510	0324	5/17/11	\$422,500	RELOCATION - SALE TO SERVICE
3	645030	0970	1/8/09	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	645030	1050	4/7/10	\$4,925	EASEMENT OR RIGHT-OF-WAY
3	645030	1095	2/9/09	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	645030	1125	1/11/11	\$50,000	CORRECTION DEED
3	645030	1175	1/21/11	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	1250	10/28/11	\$185,000	NON-REPRESENTATIVE SALE
3	645030	1470	7/5/11	\$300,000	NON-REPRESENTATIVE SALE
3	645030	1700	8/17/10	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	645030	1786	5/13/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	1915	10/25/10	\$75,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	645030	1990	8/29/11	\$170,000	NON-REPRESENTATIVE SALE
3	645030	2715	1/7/10	\$200,000	NON-REPRESENTATIVE SALE
3	645030	3790	12/28/11	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0055	5/20/11	\$300,000	NON-REPRESENTATIVE SALE
5	303420	0201	4/20/09	\$185,208	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0297	9/30/11	\$300,000	NO MARKET EXPOSURE
5	303420	0443	5/14/09	\$169,227	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0687	9/14/10	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	303420	0725	7/12/11	\$765,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0910	12/10/10	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0955	3/2/11	\$163,000	FORCED SALE
5	438320	0015	10/6/11	\$300,000	NEW CONSTRUCTION DOLLARS>0
5	446840	0290	11/23/11	\$240,000	FINANCIAL INSTITUTION RESALE
5	631040	0020	6/29/11	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	631040	0030	4/1/11	\$276,250	FORCED SALE
5	631040	0030	4/1/11	\$260,000	FORCED SALE
5	641160	0096	5/4/11	\$242,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	641160	0275	9/16/10	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	641160	0292	5/12/09	\$354,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	641260	0007	3/1/10	\$366,942	EXEMPT FROM EXCISE TAX
5	641260	0007	12/7/10	\$264,000	FINANCIAL INSTITUTION RESALE
5	678120	0005	4/22/10	\$330,000	TEAR DOWN SALE

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 6**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	099300	0228	6/1/10	\$120,000	QUIT CLAIM DEED
7	099300	0956	10/20/09	\$275,000	NO MARKET EXPOSURE
7	099300	1438	2/16/10	\$40,000	FINANCIAL INSTITUTION RESALE
7	099300	1438	11/30/09	\$110,000	EXEMPT FROM EXCISE TAX
7	099300	1505	3/24/11	\$212,500	NON-REPRESENTATIVE SALE
7	099300	2190	10/20/10	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	295790	0110	6/30/09	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	295790	0110	10/8/09	\$399,950	NEW CONSTRUCTION DOLLARS>0
7	312604	9176	3/10/11	\$360,000	NON-REPRESENTATIVE SALE
7	312604	9222	5/18/11	\$126,249	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9239	5/1/09	\$335,000	NO MARKET EXPOSURE
7	312604	9281	4/3/09	\$441,750	RELOCATION - SALE TO SERVICE
7	312604	9295	5/12/09	\$37,500	SEGREGATION AND/OR MERGER SINCE SALE
7	312604	9319	4/6/10	\$54,600	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9339	4/6/09	\$207,122	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9363	6/7/10	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9363	4/28/10	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9490	5/12/09	\$37,500	SEGREGATION AND/OR MERGER SINCE SALE
7	322604	9559	9/18/09	\$482,796	EXEMPT FROM EXCISE TAX
7	322604	9559	4/20/09	\$482,796	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	391200	0020	3/10/09	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	431070	0140	9/29/11	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	431070	0210	4/19/10	\$365,000	NO MARKET EXPOSURE
7	431070	0235	11/23/09	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	0410	11/3/11	\$384,500	NO MARKET EXPOSURE
7	431070	1421	11/8/11	\$244,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	431070	1455	4/1/09	\$300,000	NO MARKET EXPOSURE
7	431070	2847	11/21/11	\$274,500	EXEMPT FROM EXCISE TAX
7	431070	2878	5/26/11	\$200,000	NO MARKET EXPOSURE
7	431070	2888	2/13/09	\$200,000	EXEMPT FROM EXCISE TAX
7	546430	0010	5/11/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630000	0246	5/26/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	630000	0350	7/6/11	\$137,563	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630000	0678	1/26/11	\$124,000	FINANCIAL INSTITUTION RESALE
7	630050	0170	6/1/11	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	630050	0175	8/1/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	630050	0250	3/28/11	\$174,900	BANKRUPTCY - RECEIVER OR TRUSTEE
7	630050	0350	12/5/11	\$250,656	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	630050	0445	2/26/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	630050	0462	2/14/11	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed in this Physical Inspection Analysis***  
***Area 6***  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	630050	0465	3/19/10	\$340,000	SEGREGATION AND/OR MERGER SINCE SALE
7	630050	0710	9/25/09	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	802170	0480	4/14/10	\$380,000	NO MARKET EXPOSURE
7	802170	0485	9/21/09	\$550,000	NO MARKET EXPOSURE
7	802170	0840	4/16/10	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	802170	1185	1/13/10	\$105,416	RELATED PARTY, FRIEND, OR NEIGHBOR
7	912910	0040	6/15/09	\$400,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	926720	0217	10/5/10	\$341,500	NO MARKET EXPOSURE

## ***Results***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.3%. 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 -5.3%. This decrease is due partly to market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.