

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: W. Central Shoreline / 2

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 530

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$156,600	\$203,200	\$359,800	\$394,700	91.2%	11.32%
2008 Value	\$169,100	\$220,700	\$389,800	\$394,700	98.8%	11.01%
Change	+\$12,500	+\$17,500	+\$30,000		+7.6%	-0.31%
% Change	+8.0%	+8.6%	+8.3%		+8.3%	-2.74%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -2.74% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$163,200	\$189,300	\$352,500
2008 Value	\$176,200	\$206,500	\$382,700
Percent Change	+8.0%	+9.1%	+8.6%

Number of one to three unit residences in the Population: 3630

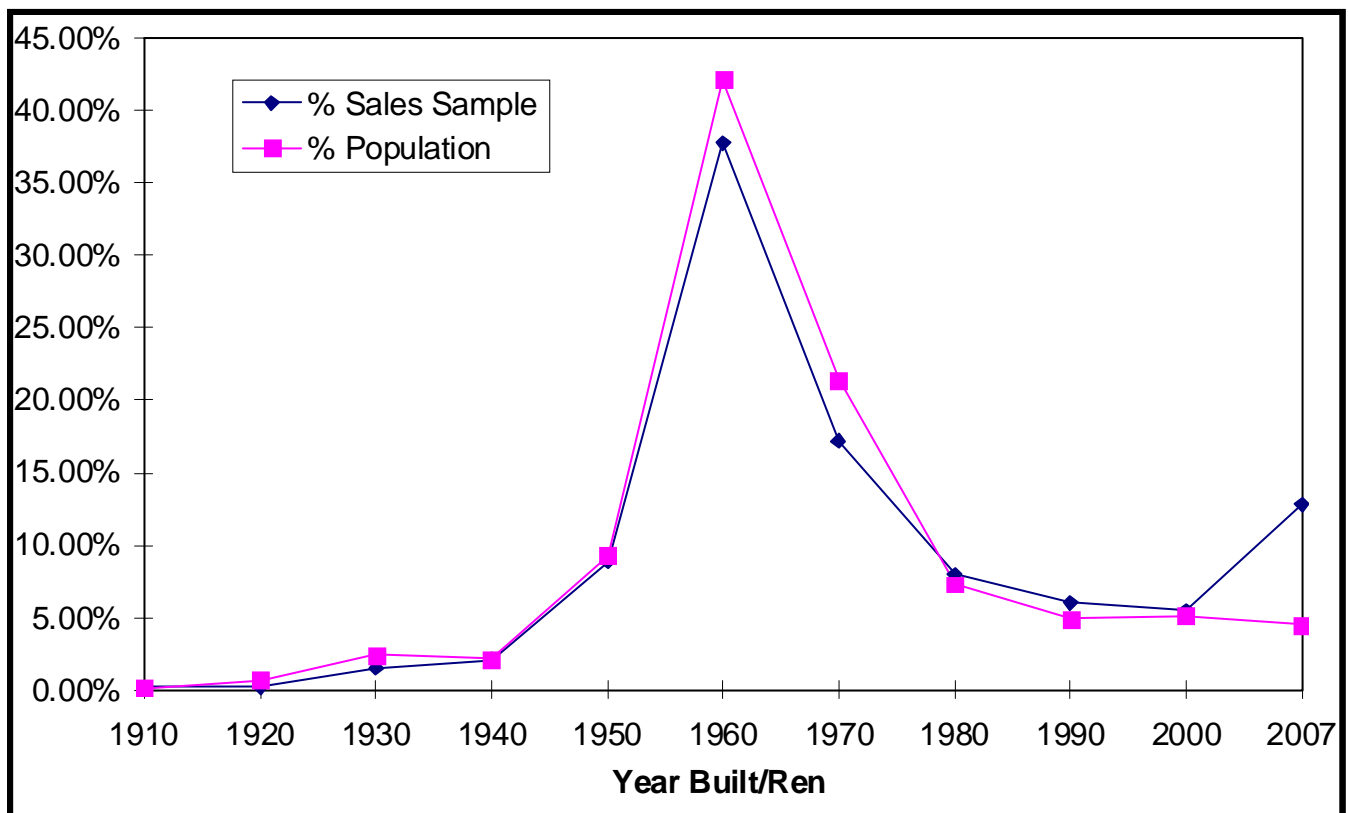
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 4, homes with above grade living area less than 1000 square feet, homes in good or very good condition, those located on streets with high traffic noise, or with lot sizes of less than 5,000 square feet had assessment ratios higher than others and the formula adjusted them upward less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.19%
1920	1	0.19%
1930	8	1.51%
1940	11	2.08%
1950	47	8.87%
1960	200	37.74%
1970	91	17.17%
1980	42	7.92%
1990	32	6.04%
2000	29	5.47%
2007	68	12.83%
	530	

Population		
Year Built/Ren	Frequency	% Population
1910	6	0.17%
1920	24	0.66%
1930	87	2.40%
1940	77	2.12%
1950	337	9.28%
1960	1530	42.15%
1970	777	21.40%
1980	265	7.30%
1990	178	4.90%
2000	186	5.12%
2007	163	4.49%
	3630	

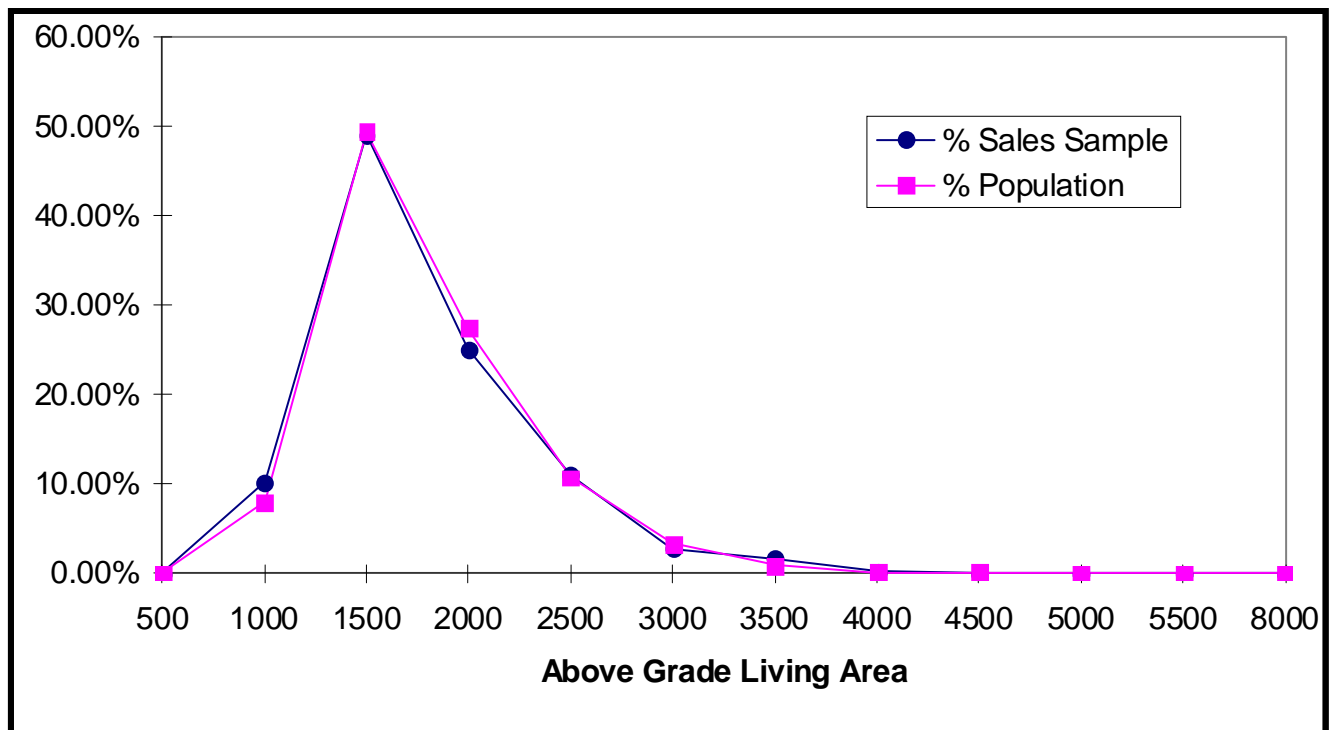


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	54	10.19%
1500	260	49.06%
2000	133	25.09%
2500	58	10.94%
3000	15	2.83%
3500	9	1.70%
4000	1	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	530	

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	289	7.96%
1500	1793	49.39%
2000	994	27.38%
2500	389	10.72%
3000	121	3.33%
3500	32	0.88%
4000	5	0.14%
4500	3	0.08%
5000	1	0.03%
5500	0	0.00%
8000	1	0.03%
	3630	

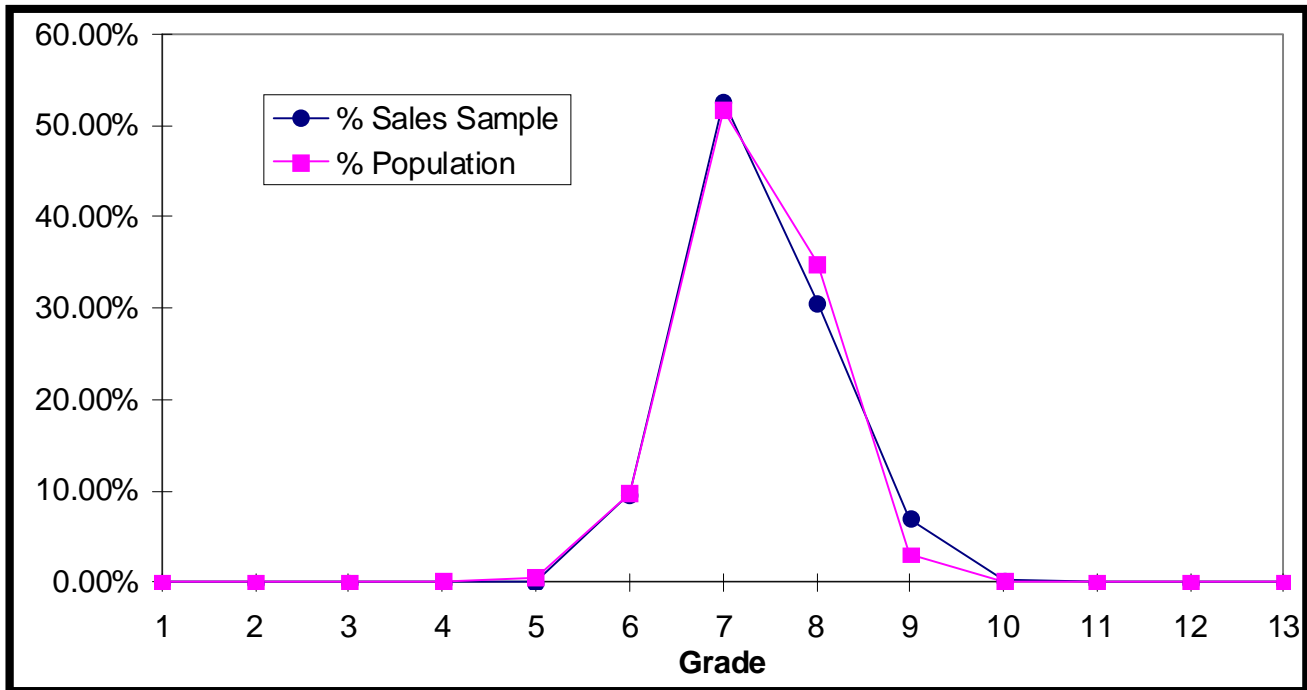


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

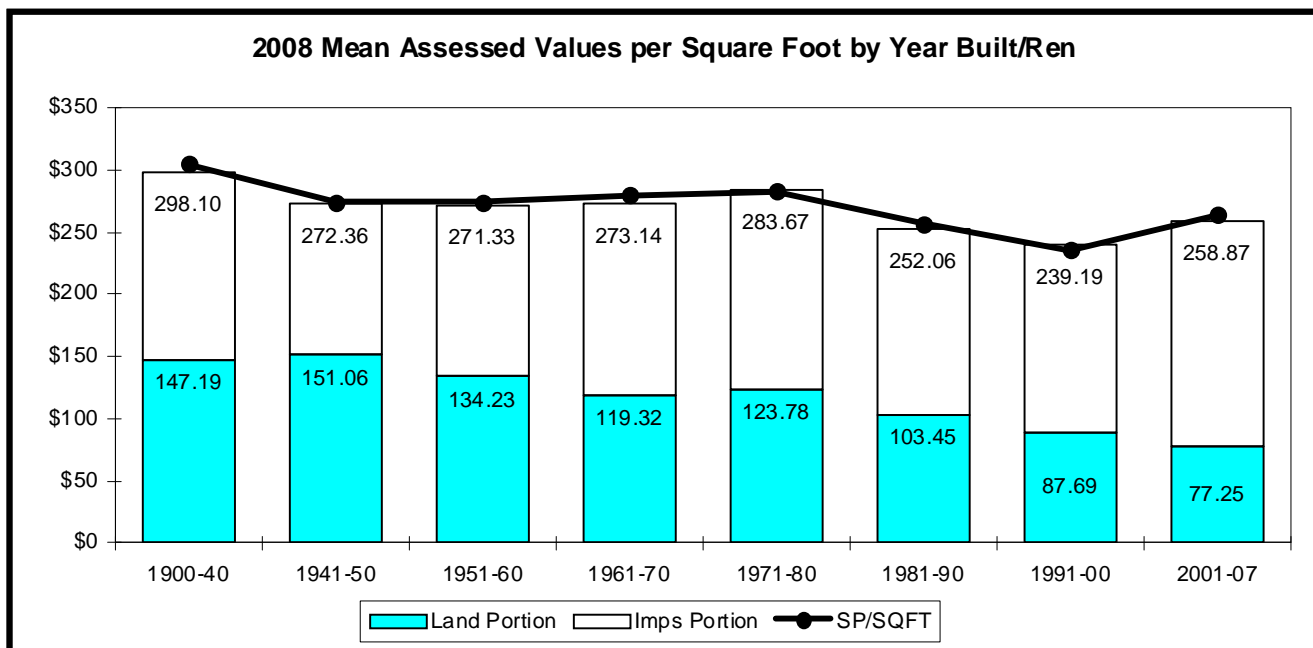
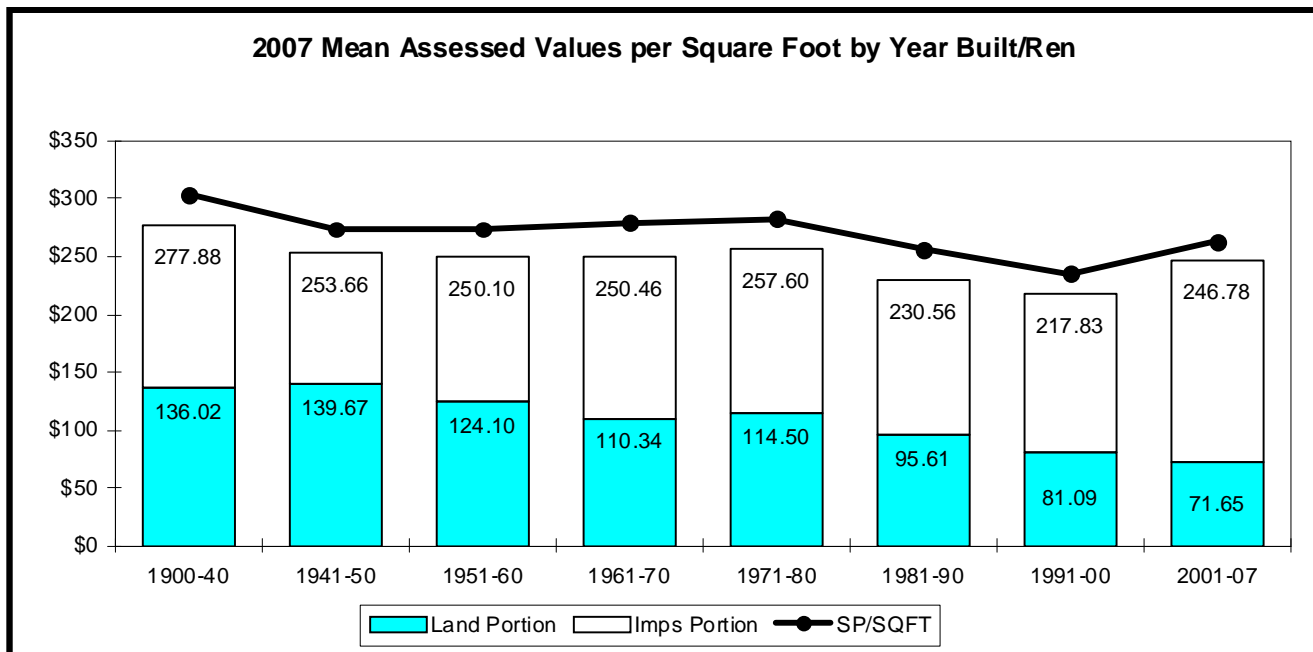
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	51	9.62%
7	279	52.64%
8	162	30.57%
9	37	6.98%
10	1	0.19%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	530	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.06%
5	21	0.58%
6	354	9.75%
7	1874	51.63%
8	1265	34.85%
9	111	3.06%
10	3	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	3630	



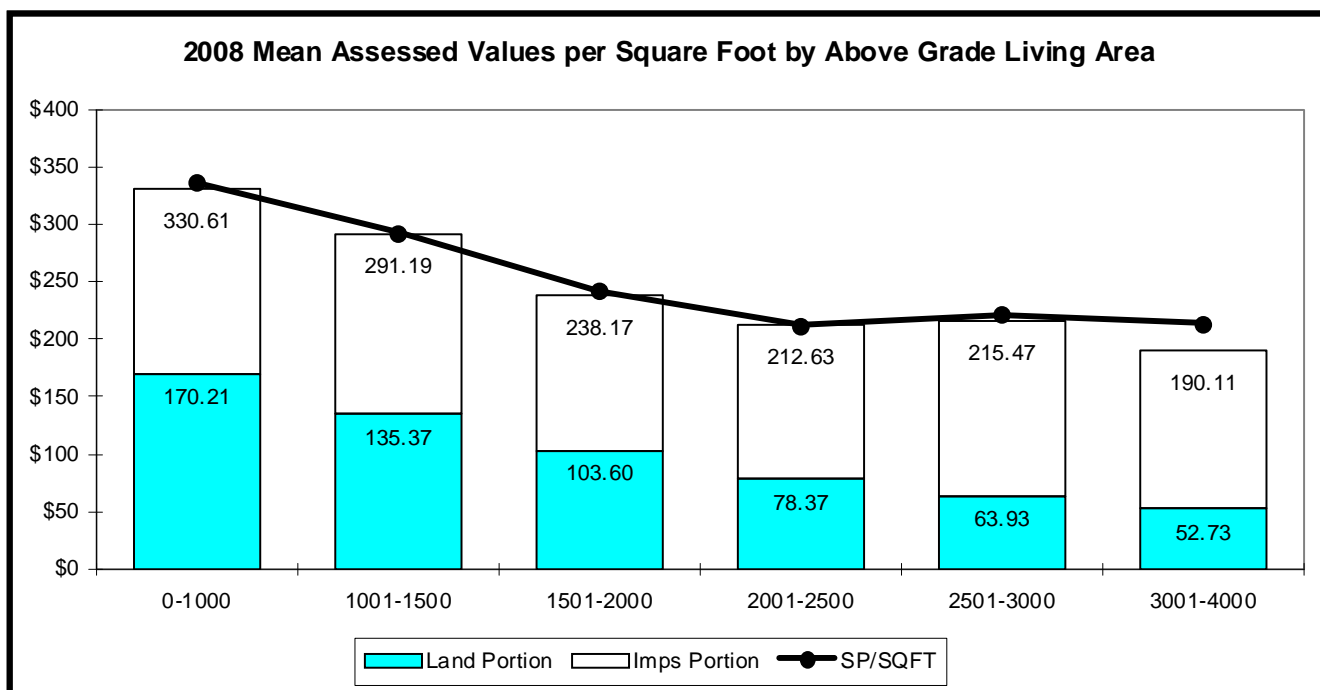
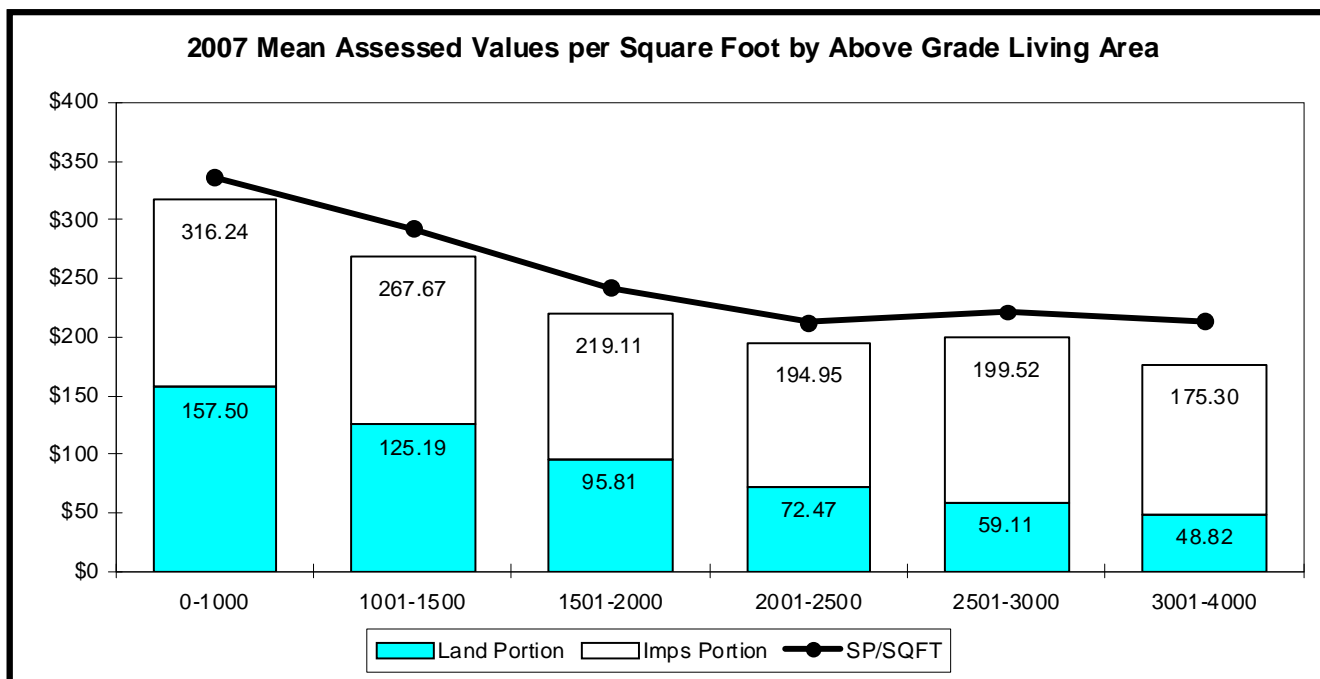
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



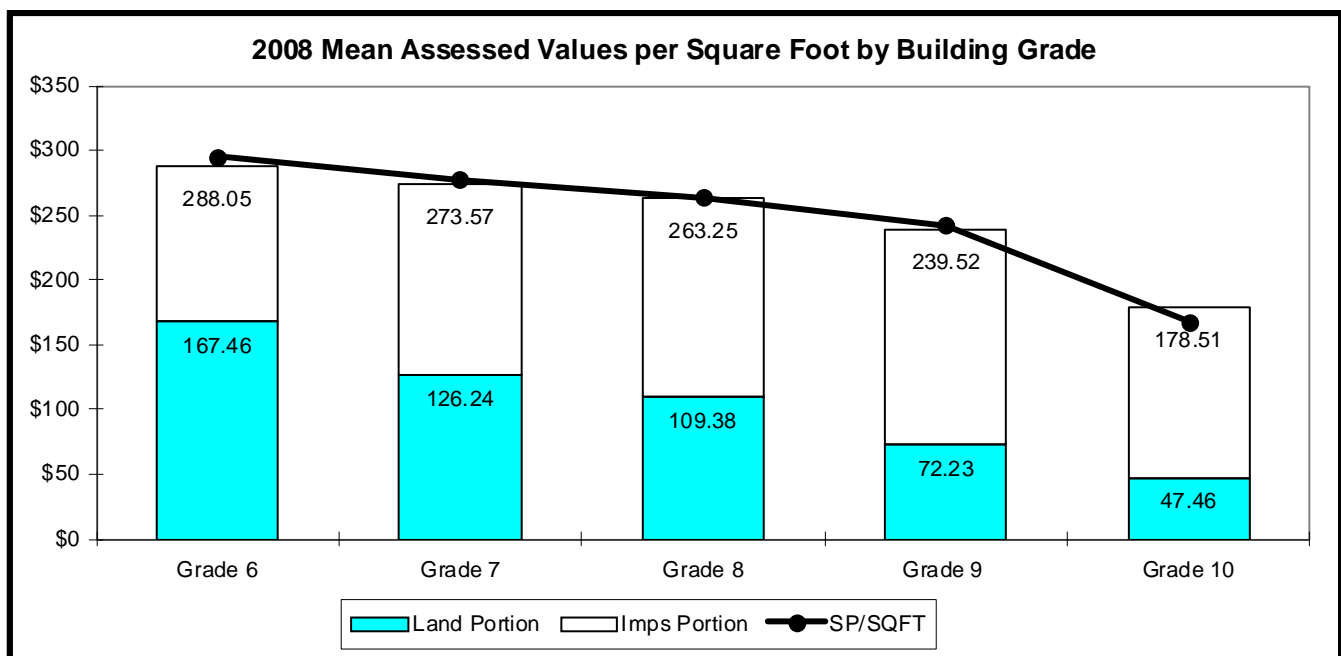
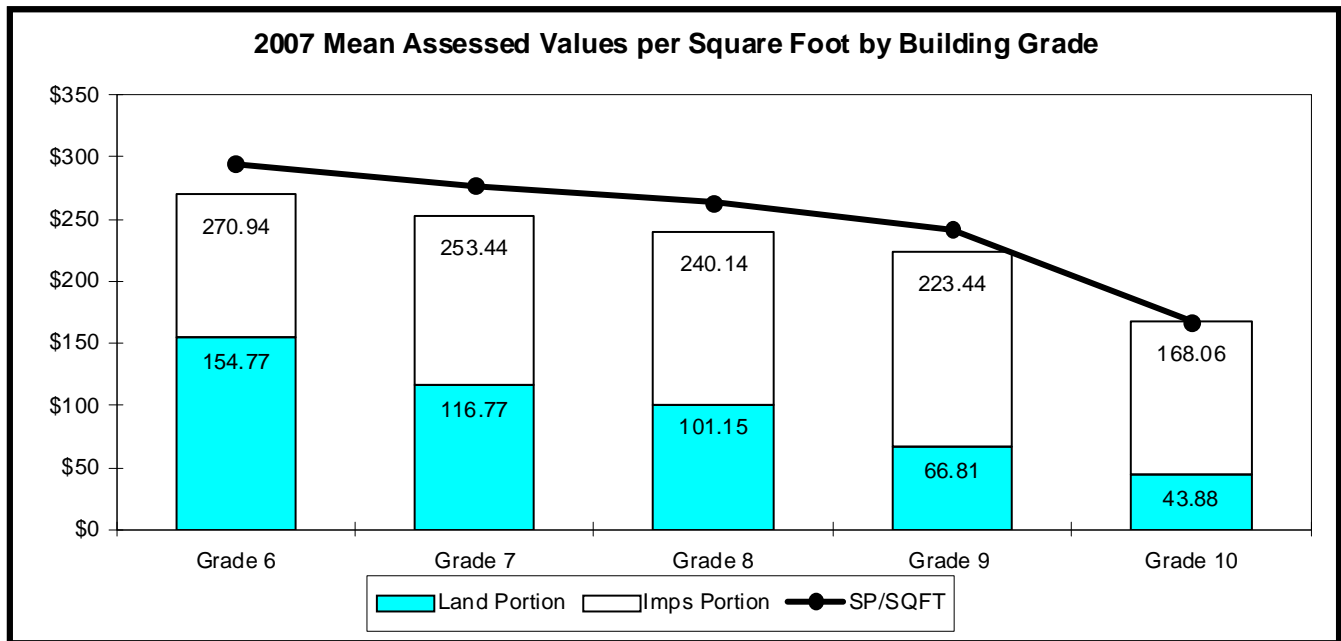
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

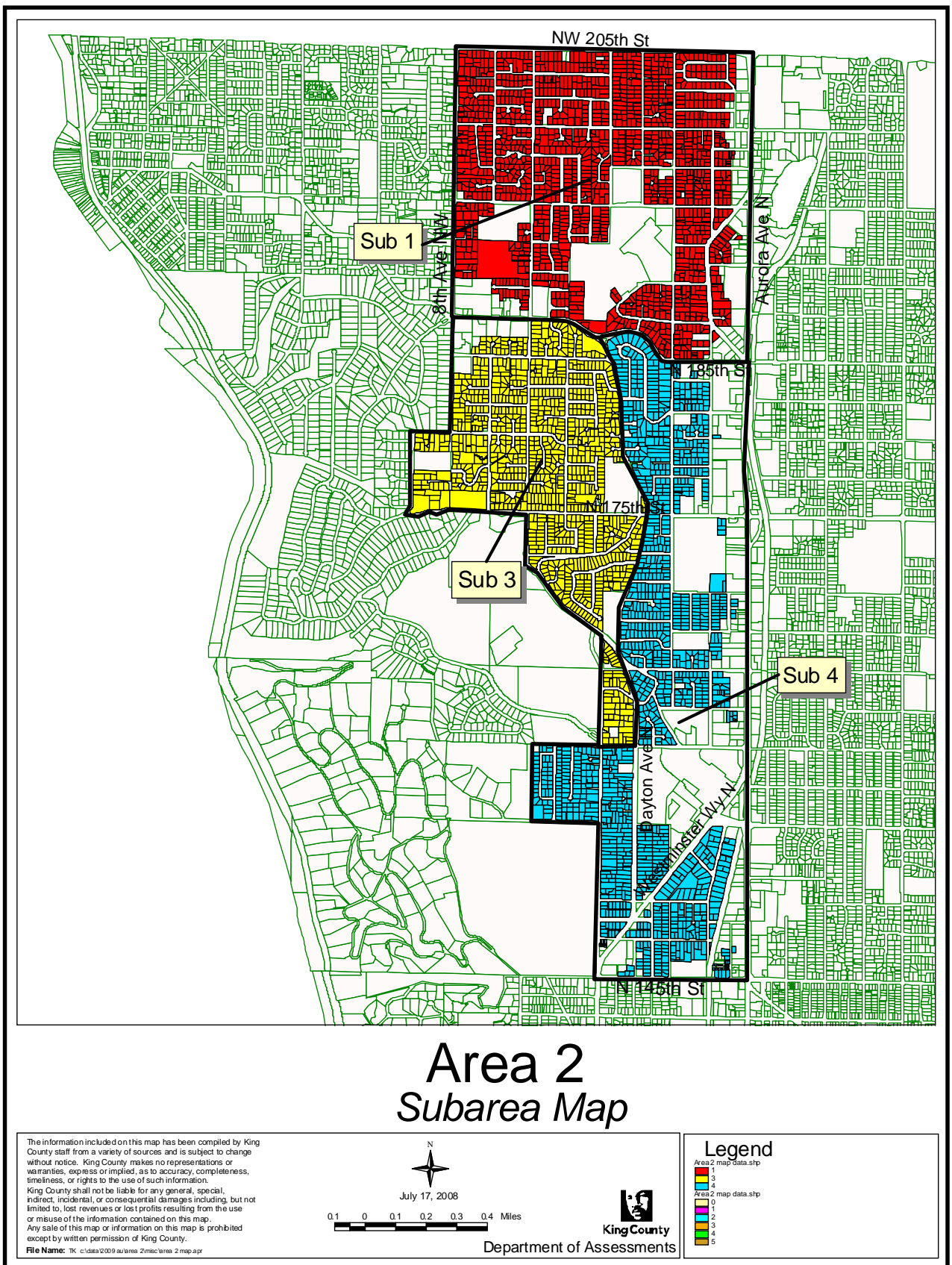


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. There is only 1 grade 10 sale. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 14, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2008\ Land\ Value = 2007\ Land\ Value \times 1.083}$$

with results rounded down to the next \$1,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 530 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 4, homes with above grade living area less than 1000 square feet, homes in good or very good condition, those located on streets with high traffic noise, or with lot sizes of less than 5,000 square feet had assessment ratios higher than others and the formula adjusted them upward less than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value / 0.8992442 + 0.01939455\ (if\ in\ Subarea\ 4) + 0.05079681\ (if\ SqFtLot < 5,000) + 0.01993326\ (if\ Condition\ is\ Good) + 0.03986652\ (if\ Condition\ is\ Very\ Good) + 0.03170293\ (if\ Above\ Grade\ Living\ Area\ is < 1,001\ Sq\ Ft) + 0.06281698\ (if\ Traffic\ Noise\ is\ High)}$$

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

$$\mathbf{2008\ Improvements\ Value = 2008\ Total\ Value\ minus\ 2008\ Land\ Value}$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other: *If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.083) – (New Land Value) = New Improvement Value.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value * 1.083) – (New Land Value) = New Improvement Value.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
- *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2008 Total Value} = (\text{2007 Land Value} + \text{2007 Improvement Value}) * 1.083$$

with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 2 Annual Update Model Adjustments

2008 Total Value = 2007 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.

Overall (if no other adjustments apply)

11.20%

Above grade living area < 1001	Yes	
% Adjustment	-3.79%	
Good or Very Good Condition	Good	Very Good
% Adjustment	-2.41%	-4.72%
SqFtLot < 5000	Yes	
% Adjustment	-5.95%	
Subarea 4	Yes	
% Adjustment	-2.35%	
High Traffic Noise	Yes	
% Adjustment	-7.26%	

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a home in good condition located on a high traffic street would *approximately* receive a 1.53% upward adjustment (11.2% - 2.41% - 7.26%).

39% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone and 61% are adjusted less.

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	51	0.917	0.974	6.2%	0.945	1.002
7	279	0.913	0.984	7.8%	0.971	0.996
8	162	0.908	0.991	9.1%	0.973	1.009
9	37	0.913	1.003	9.9%	0.965	1.042
10	1	1.004	1.091	8.7%	N/A	N/A
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	21	0.919	0.977	6.3%	0.930	1.024
1941-1950	47	0.929	0.995	7.1%	0.955	1.034
1951-1960	200	0.913	0.990	8.4%	0.974	1.006
1961-1970	91	0.897	0.975	8.8%	0.952	0.998
1971-1980	42	0.908	0.996	9.6%	0.965	1.026
1981-1990	32	0.909	0.991	9.0%	0.951	1.030
1991-2000	29	0.923	1.015	9.9%	0.973	1.057
>2000	68	0.913	0.979	7.3%	0.957	1.001
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	1	1.042	1.157	11.1%	N/A	N/A
Good	176	0.918	0.983	7.1%	0.966	1.001
Very Good	35	0.960	1.008	5.0%	0.977	1.038
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	370	0.912	0.990	8.5%	0.978	1.001
1.5	39	0.908	0.977	7.7%	0.943	1.011
2	119	0.916	0.990	8.1%	0.971	1.008
> 2	2	0.726	0.807	11.2%	0.362	1.252

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

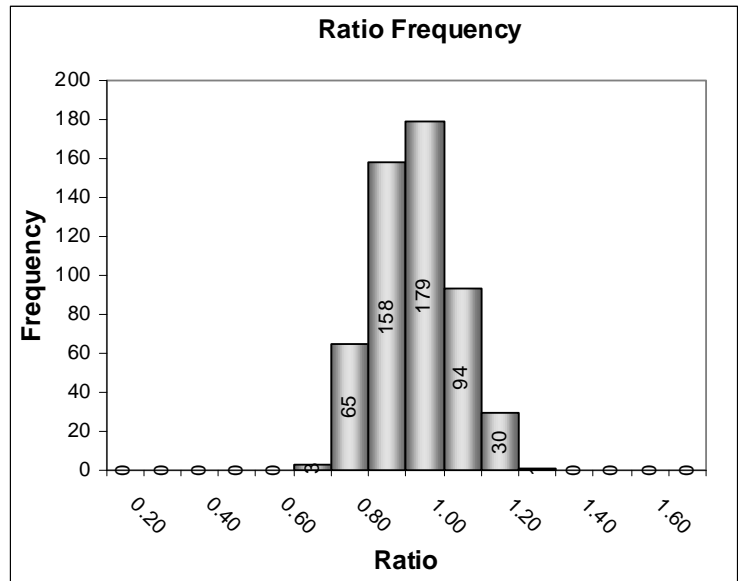
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1000	49	0.951	0.988	3.9%	0.959	1.018
1000-1500	265	0.915	0.992	8.4%	0.979	1.005
1501-2000	133	0.906	0.983	8.5%	0.963	1.002
2001-2500	58	0.919	1.004	9.3%	0.972	1.036
2501-3000	15	0.901	0.989	9.7%	0.938	1.040
3001-4000	10	0.819	0.906	10.7%	0.792	1.021
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	528	0.911	0.988	8.4%	0.978	0.997
Y	2	0.926	0.971	4.8%	-0.636	2.579
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	224	0.892	0.981	9.9%	0.966	0.995
3	129	0.915	0.992	8.4%	0.972	1.013
4	177	0.936	0.994	6.2%	0.979	1.009
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<5000	34	0.973	0.995	2.3%	0.975	1.015
5000-8000	225	0.908	0.990	9.1%	0.976	1.004
8001-12000	231	0.906	0.982	8.4%	0.968	0.997
12001-16000	31	0.937	1.013	8.0%	0.968	1.057
16001-30000	9	0.873	0.952	9.0%	0.835	1.068
High Traffic Noise	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	508	0.910	0.988	8.6%	0.978	0.997
Y	22	0.960	0.984	2.5%	0.935	1.034

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2007	Date of Report: 8/14/2008	Sales Dates: 1/2005 - 12/2007
Area 2	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	530
Mean Assessed Value	359,800
Mean Sales Price	394,700
Standard Deviation AV	73,958
Standard Deviation SP	94,763
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.921
Weighted Mean Ratio	0.912
UNIFORMITY	
Lowest ratio	0.685
Highest ratio:	1.210
Coefficient of Dispersion	9.22%
Standard Deviation	0.105
Coefficient of Variation	11.32%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.906
Upper limit	0.935
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.933
SAMPLE SIZE EVALUATION	
N (population size)	3630
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	17
Actual sample size:	530
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	268
# ratios above mean:	262
z:	0.261
Conclusion:	Normal*
*i.e. no evidence of non-normality	

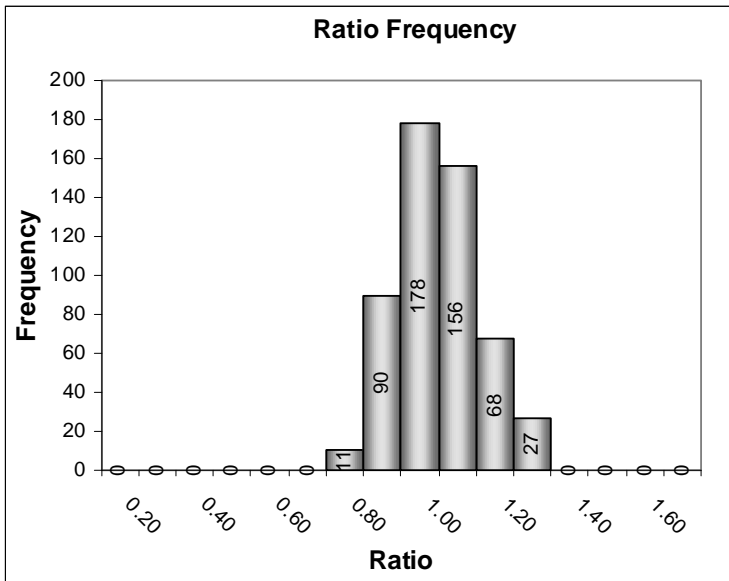


COMMENTS:

1 to 3 Unit Residences throughout area 2

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2008	Date of Report: 8/14/2008	Sales Dates: 1/2005 - 12/2007
Area 2	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 2. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 200 in increments of 20. The histogram has several bars with their frequencies labeled on top: 11 (ratio ~0.75), 90 (ratio ~0.85), 178 (ratio ~0.95), 156 (ratio ~1.05), 68 (ratio ~1.15), and 27 (ratio ~1.25). There are also small bars at ratios ~0.65, ~0.70, ~1.30, ~1.40, and ~1.55.</p>	
Sample size (n)	530		
Mean Assessed Value	389,800		
Mean Sales Price	394,700		
Standard Deviation AV	83,511		
Standard Deviation SP	94,763		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.994		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.757		
Highest ratio:	1.288		
Coefficient of Dispersion	8.78%		
Standard Deviation	0.110		
Coefficient of Variation	11.01%		
Price Related Differential (PRD)	1.011		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 2 Both assessment level and uniformity have been improved by application of the recommended values.	
95% Confidence: Median			
Lower limit	0.983		
Upper limit	1.005		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3630		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	530		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	276		
# ratios above mean:	254		
z:	0.956		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062604	9067	1/20/05	\$198,000	640	0	6	1946	3	8857	N	N	320 N 200TH ST
001	728390	0591	3/30/05	\$251,690	740	0	6	1949	3	11043	N	N	903 N 195TH ST
001	728390	0580	10/1/07	\$320,000	770	0	6	1949	3	11169	N	N	19330 LINDEN AVE N
001	728390	0303	2/10/05	\$250,000	820	0	6	1950	3	6631	N	N	18511 LINDEN AVE N
001	012603	9507	7/27/07	\$280,000	860	0	6	1942	3	9306	N	N	20009 5TH AVE NW
001	222790	0063	7/17/06	\$286,000	860	0	6	1920	4	7020	N	N	920 N 198TH ST
001	859890	0140	2/18/05	\$225,000	900	0	6	1947	3	7200	N	N	233 NW 203RD ST
001	264430	0059	8/30/05	\$229,950	940	0	6	1948	3	7110	N	N	20115 FREMONT AVE N
001	264490	0105	7/22/05	\$245,000	990	0	6	1946	3	8820	N	N	20214 GREENWOOD AVE N
001	728390	0123	10/6/06	\$339,000	990	0	6	1939	4	8197	N	N	716 N 193RD ST
001	222890	0270	4/13/06	\$273,500	1010	0	6	1944	4	6000	N	N	19515 EVANSTON AVE N
001	530610	0235	4/19/07	\$311,000	1010	0	6	1940	4	10200	N	N	20110 FREMONT AVE N
001	264490	0180	3/15/06	\$310,000	1100	0	6	1967	3	9750	N	N	139 N 203RD ST
001	222890	0070	5/23/05	\$382,500	1240	500	6	1948	4	7300	N	N	19516 LINDEN AVE N
001	264430	0012	5/12/05	\$266,000	1310	0	6	1951	4	10125	N	N	20353 FREMONT AVE N
001	530610	0065	9/27/05	\$293,500	1370	0	6	1946	4	10336	N	N	902 N 200TH ST
001	264490	0060	8/16/07	\$340,000	1420	0	6	1945	3	9800	N	N	20413 DAYTON AVE N
001	728710	0063	10/17/06	\$289,900	790	120	7	1948	3	7746	N	N	18845 FREMONT AVE N
001	222890	0260	10/30/06	\$312,000	820	820	7	1932	3	7313	N	N	518 N 195TH ST
001	750750	0007	12/27/05	\$253,000	840	0	7	1954	3	8220	N	N	19353 GREENWOOD AVE N
001	264430	0080	8/20/07	\$398,000	860	860	7	1944	5	8550	N	N	20019 FREMONT AVE N
001	264490	0149	4/17/06	\$325,000	860	790	7	1978	3	7311	N	N	20319 GREENWOOD AVE N
001	289010	0020	7/25/05	\$260,000	910	0	7	1954	3	6200	N	N	19539 1ST AVE NW
001	728430	0025	2/9/06	\$260,000	940	220	7	1955	3	7404	N	N	920 N 188TH ST
001	264550	0013	6/16/06	\$350,000	970	510	7	1963	3	7284	N	N	620 N 202ND ST
001	222890	0170	5/25/06	\$325,000	990	790	7	1934	3	8683	N	N	19522 FREMONT AVE N
001	222890	0170	3/2/05	\$265,500	990	790	7	1934	3	8683	N	N	19522 FREMONT AVE N
001	728390	0080	7/26/05	\$355,000	990	990	7	1951	4	10142	N	N	715 N 190TH ST
001	222890	0181	8/23/07	\$347,500	1000	0	7	1953	3	9000	N	N	19526 FREMONT AVE N
001	816510	0015	8/20/07	\$390,000	1010	0	7	1953	4	10047	N	N	541 NW 205TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	289010	0045	9/11/06	\$310,000	1030	0	7	1954	3	6200	N	N	19509 1ST AVE NW
001	536170	0005	10/25/07	\$335,000	1090	0	7	1958	3	7500	N	N	738 N 198TH ST
001	222890	0241	9/11/07	\$399,000	1100	510	7	1978	3	7140	N	N	19520 EVANSTON AVE N
001	222890	0241	6/9/05	\$350,000	1100	510	7	1978	3	7140	N	N	19520 EVANSTON AVE N
001	728390	0232	10/8/07	\$459,950	1100	360	7	1927	4	8910	N	N	18855 FIRLANDS WAY N
001	264430	0015	9/11/06	\$400,000	1110	1000	7	1960	4	7392	N	N	626 N 203RD LN
001	536170	0015	10/20/05	\$298,500	1120	0	7	1958	3	7080	N	N	19809 LINDEN AVE N
001	222890	0172	5/25/05	\$335,000	1140	740	7	1974	3	7505	N	N	19520 FREMONT AVE N
001	264430	0050	4/7/05	\$247,000	1140	0	7	1951	3	8231	N	N	20203 FREMONT AVE N
001	530610	0240	9/16/05	\$322,300	1140	0	7	1953	3	10200	N	N	20118 FREMONT AVE N
001	728710	0039	6/29/05	\$359,950	1140	400	7	1980	4	9270	N	N	515 N 188TH ST
001	925090	0059	12/7/07	\$422,000	1160	700	7	1983	3	11312	N	N	19902 DAYTON AVE N
001	052050	0010	2/23/05	\$297,450	1170	300	7	1956	4	7360	N	N	20310 5TH AVE NW
001	193330	0030	2/16/07	\$345,000	1170	0	7	1964	4	8698	N	N	616 N 201ST ST
001	222890	0196	3/2/06	\$335,000	1170	590	7	1959	3	8190	N	N	715 N 198TH ST
001	279750	0055	9/15/06	\$392,000	1170	830	7	1955	3	7350	N	N	19342 1ST AVE NW
001	279750	0095	9/26/05	\$376,000	1170	800	7	1955	3	6840	N	N	118 N 193RD ST
001	728390	0022	6/8/07	\$440,000	1170	790	7	1980	3	7200	N	N	18522 FREMONT AVE N
001	750750	0016	6/21/07	\$385,000	1170	0	7	1955	4	7500	N	N	19327 GREENWOOD AVE N
001	338090	0065	4/18/06	\$370,000	1200	0	7	1954	4	8850	N	N	19116 3RD AVE NW
001	728710	0062	9/4/07	\$380,000	1200	0	7	1951	5	9956	N	N	18855 FREMONT AVE N
001	750750	0015	6/20/07	\$413,500	1200	600	7	1957	3	8303	N	N	19322 PALATINE AVE N
001	925090	0004	7/21/05	\$326,500	1200	710	7	1963	3	7392	N	N	331 N 200TH ST
001	750750	0028	4/30/07	\$380,000	1230	520	7	1957	3	6714	N	N	19302 PALATINE AVE N
001	052070	0010	3/22/06	\$411,500	1250	630	7	1959	3	9450	N	N	230 NW 201ST ST
001	572150	0075	8/15/06	\$410,000	1250	640	7	1954	3	12166	N	N	327 NW 189TH ST
001	530610	0105	8/4/06	\$344,950	1260	0	7	1974	3	10200	N	N	20010 FREMONT AVE N
001	925090	0063	4/26/06	\$320,000	1260	0	7	1954	3	7528	N	N	527 N 200TH ST
001	264490	0109	6/15/05	\$349,950	1290	900	7	1979	3	7500	N	N	20220 GREENWOOD AVE N
001	925090	0100	8/23/06	\$395,000	1290	0	7	1942	4	5636	N	N	19900 FREMONT AVE N
001	530610	0265	9/8/05	\$323,950	1300	0	7	1976	3	10336	N	N	743 N 202ND ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	925090	0124	2/20/07	\$389,000	1300	0	7	1954	5	6075	N	N	19821 LINDEN AVE N
001	728710	0015	8/16/05	\$299,950	1320	0	7	1954	3	13562	N	N	18539 FREMONT AVE N
001	816510	0070	2/21/07	\$389,950	1320	680	7	1963	3	9112	N	N	319 NW 205TH ST
001	816510	0070	3/30/05	\$319,800	1320	680	7	1963	3	9112	N	N	319 NW 205TH ST
001	311290	0080	8/8/05	\$297,000	1330	0	7	1955	3	7930	N	N	111 NW 198TH ST
001	338090	0060	4/3/06	\$337,000	1330	0	7	1953	3	8850	N	N	19124 3RD AVE NW
001	572150	0070	11/20/07	\$422,000	1340	0	7	1998	3	10175	N	N	335 NW 189TH ST
001	572150	0070	10/1/05	\$339,950	1340	0	7	1998	3	10175	N	N	335 NW 189TH ST
001	728390	0160	11/28/07	\$354,950	1350	0	7	1952	3	9000	N	N	731 N 195TH ST
001	859890	0083	5/31/05	\$400,000	1350	910	7	1998	3	6131	N	N	116 NW 203RD ST
001	012603	9323	7/11/07	\$415,000	1360	700	7	1954	4	10911	N	N	520 NW 203RD ST
001	289010	0040	6/1/07	\$335,000	1370	0	7	1954	3	6200	N	N	19515 1ST AVE NW
001	799230	0085	7/28/06	\$318,000	1370	0	7	1954	3	10138	N	N	19556 2ND AVE NW
001	925090	0090	4/9/07	\$414,000	1370	200	7	1966	3	7200	N	N	731 N 200TH ST
001	925090	0090	1/5/05	\$295,000	1370	200	7	1966	3	7200	N	N	731 N 200TH ST
001	012603	9052	8/21/07	\$490,000	1380	700	7	1977	3	7425	N	N	717 NW 190TH LN
001	222890	0240	2/8/06	\$297,000	1380	0	7	1951	3	7034	N	N	19515 FREMONT AVE N
001	728710	0150	5/2/06	\$325,000	1380	0	7	1984	3	7274	N	N	305 N 188TH ST
001	012603	9341	8/13/07	\$399,900	1390	480	7	1959	3	10200	N	N	119 N 200TH ST
001	222890	0122	3/1/06	\$370,000	1400	0	7	1978	3	7200	N	N	19613 LINDEN AVE N
001	264430	0021	1/16/06	\$375,000	1400	400	7	1960	3	7680	N	N	631 N 203RD LN
001	311310	0030	6/28/05	\$412,000	1400	1400	7	1959	5	14508	N	N	19606 1ST AVE NW
001	500950	0200	5/11/07	\$400,000	1400	380	7	1964	3	7585	N	N	19608 GREENWOOD PL N
001	728390	0072	12/13/07	\$332,500	1400	0	7	1926	4	6600	N	N	723 N 190TH ST
001	750750	0101	4/1/05	\$395,000	1410	280	7	1956	3	12000	N	N	19301 2ND AVE NW
001	052070	0065	10/20/05	\$415,000	1420	900	7	1962	3	9570	N	N	124 N 201ST ST
001	311290	0120	8/23/06	\$389,000	1440	0	7	1955	3	9100	N	N	221 NW 198TH ST
001	572150	0090	5/8/06	\$340,000	1440	0	7	1954	3	6649	N	N	309 NW 189TH ST
001	750750	0075	1/13/06	\$307,000	1440	0	7	1954	3	8244	N	N	19304 2ND AVE NW
001	338090	0025	9/11/07	\$389,950	1450	0	7	1953	3	7722	N	N	201 NW 191ST ST
001	536170	0020	9/19/06	\$349,777	1450	0	7	1961	3	7316	N	N	758 N 198TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	925090	0045	2/25/05	\$350,000	1450	1050	7	1996	3	6592	N	N	19801 FREMONT AVE N
001	052050	0045	4/12/07	\$397,000	1460	0	7	1956	4	7597	N	N	405 NW 203RD ST
001	052050	0090	2/10/06	\$362,800	1510	0	7	1957	4	7597	N	N	328 NW 202ND ST
001	222790	0080	2/1/07	\$359,950	1510	0	7	2006	3	3454	N	N	925 N 199TH ST
001	222790	0082	2/7/07	\$363,000	1518	0	7	2006	3	3454	N	N	927 N 199TH ST
001	222890	0090	8/2/05	\$284,900	1520	0	7	1954	3	13082	N	N	915 N 198TH ST
001	052070	0160	8/11/06	\$400,000	1530	0	7	1959	3	8400	N	N	20011 PALATINE AVE N
001	264430	0045	9/15/06	\$343,000	1530	0	7	1954	3	8182	N	N	20209 FREMONT AVE N
001	264490	0110	11/13/06	\$399,950	1530	0	7	1978	4	10300	N	N	20224 GREENWOOD AVE N
001	052050	0055	9/24/06	\$434,356	1560	0	7	1957	3	7597	N	N	327 NW 203RD ST
001	222890	0097	12/19/07	\$428,500	1560	990	7	1998	3	7253	N	N	19711 WHITMAN AVE N
001	728390	0250	9/26/07	\$475,000	1600	0	7	1988	3	14400	N	N	18827 FIRLANDS WAY N
001	728390	0014	8/10/05	\$325,200	1630	420	7	1947	3	9800	N	N	726 N 185TH ST
001	012603	9308	4/24/06	\$369,777	1670	0	7	1971	3	9600	N	N	210 N 195TH ST
001	264550	0065	7/10/06	\$374,900	1680	0	7	1971	3	7203	N	N	20121 DAYTON AVE N
001	222790	0071	4/12/05	\$339,950	1690	140	7	2004	3	3310	N	N	926 N 198TH ST
001	750750	0086	9/21/06	\$414,000	1690	0	7	1958	3	10960	N	N	19358 3RD AVE NW
001	222790	0072	10/4/05	\$335,000	1690	140	7	2004	3	2442	N	N	928 N 198TH ST
001	222790	0073	3/7/05	\$337,950	1690	140	7	2004	3	2445	N	N	930 N 198TH ST
001	012603	9229	8/16/05	\$289,000	1730	0	7	1948	3	5603	N	N	137 N 200TH ST
001	925090	0196	4/18/07	\$420,000	1740	0	7	1982	3	11039	N	N	19910 DAYTON AVE N
001	012603	9109	5/16/05	\$350,000	1760	0	7	1992	3	5958	N	N	19129 3RD AVE NW
001	052050	0015	10/25/06	\$459,950	1790	0	7	1956	5	8050	N	N	20322 5TH AVE NW
001	728390	0038	2/17/05	\$359,000	1800	200	7	1984	3	7474	N	N	707 N 188TH ST
001	925090	0099	8/31/06	\$400,000	1820	0	7	1984	4	9585	N	N	19911 LINDEN AVE N
001	012603	9105	7/21/05	\$366,500	1830	0	7	1953	4	10027	N	N	619 NW 195TH ST
001	012603	9252	6/23/05	\$334,250	1840	0	7	1950	3	11367	N	N	18820 1ST AVE NW
001	012603	9108	4/9/07	\$512,000	1900	0	7	1942	4	11445	N	N	323 NW 193RD ST
001	052050	0030	1/21/05	\$376,000	1900	0	7	1956	5	7854	N	N	404 NW 203RD ST
001	264430	0005	9/28/06	\$415,000	1900	0	7	1988	3	9075	N	N	20359 FREMONT AVE N
001	264430	0005	10/29/07	\$400,000	1900	0	7	1988	3	9075	N	N	20359 FREMONT 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	728390	0043	5/27/05	\$405,000	1900	0	7	1963	3	7600	N	N	706 N 188TH ST
001	012603	9497	1/2/07	\$509,700	2000	0	7	1949	3	15246	N	N	505 NW 200TH ST
001	222890	0100	12/21/06	\$375,000	2010	0	7	1950	3	13860	N	N	19712 LINDEN AVE N
001	728710	0029	5/16/07	\$515,000	2110	0	7	1998	3	7266	N	N	634 N 185TH CT
001	728710	0021	5/30/06	\$450,000	2260	0	7	1999	3	6777	N	N	639 N 185TH ST
001	264490	0055	2/23/06	\$355,000	2310	0	7	1946	5	12180	N	N	20419 DAYTON AVE N
001	728390	0020	11/16/07	\$525,000	2320	300	7	1953	4	9106	N	N	18516 FREMONT AVE N
001	012603	9622	9/15/05	\$372,589	1220	860	8	1982	3	7210	N	N	110 N 195TH CT
001	729270	0040	11/6/06	\$375,000	1220	380	8	1910	4	8030	N	N	215 NW 196TH PL
001	021770	0190	3/15/05	\$307,168	1250	650	8	1959	3	12524	N	N	20207 WHITMAN AVE N
001	021770	0350	4/4/06	\$410,000	1250	650	8	1959	3	10200	N	N	755 N 204TH ST
001	729270	0035	3/21/05	\$319,500	1270	580	8	1959	3	9523	N	N	219 NW 196TH PL
001	379240	0130	6/12/06	\$465,000	1280	620	8	1967	3	7452	N	N	511 NW 201ST CT
001	379240	0130	6/27/05	\$389,950	1280	620	8	1967	3	7452	N	N	511 NW 201ST CT
001	330300	0110	6/19/07	\$450,000	1310	500	8	1965	3	7225	N	N	304 NW 198TH ST
001	052090	0010	12/6/05	\$337,000	1320	670	8	1959	3	9717	N	N	20025 2ND AVE NW
001	264430	0060	5/2/05	\$361,500	1320	600	8	1964	3	8923	N	N	628 N 201ST LN
001	925090	0019	8/30/07	\$415,000	1320	500	8	1977	3	8208	N	N	19818 GREENWOOD AVE N
001	012603	9623	1/13/06	\$435,000	1330	800	8	1982	3	7203	N	N	109 N 195TH CT
001	052090	0040	3/17/06	\$350,000	1350	690	8	1959	3	9570	N	N	118 NW 200TH ST
001	166100	0050	11/7/06	\$455,000	1350	680	8	1972	3	8460	N	N	19907 2ND AVE NW
001	500950	0070	10/1/07	\$460,000	1350	650	8	1965	3	8654	N	N	19815 GREENWOOD PL N
001	500950	0070	2/8/05	\$392,500	1350	650	8	1965	3	8654	N	N	19815 GREENWOOD PL N
001	728710	0100	4/26/06	\$480,000	1360	1360	8	1966	3	9063	N	N	411 N 190TH ST
001	330320	0020	6/17/05	\$392,500	1370	550	8	1967	3	7353	N	N	20020 5TH AVE NW
001	728710	0111	1/29/07	\$485,000	1370	720	8	1970	4	11012	N	N	328 N 188TH ST
001	338060	0090	8/30/07	\$530,000	1370	930	8	2003	3	5103	N	N	19204 6TH PL NW
001	728390	0548	10/3/05	\$376,000	1380	990	8	1978	3	7596	N	N	19217 WHITMAN AVE N
001	025800	0040	7/12/05	\$430,000	1390	620	8	1961	3	8960	N	N	500 NW 200TH ST
001	728710	0102	11/7/05	\$405,000	1390	1350	8	1966	3	8100	N	N	302 N 188TH ST
001	330320	0090	1/5/05	\$405,000	1400	650	8	1968	3	10326	N	N	321 NW 201ST PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	925090	0064	11/14/07	\$357,000	1400	1130	8	1954	3	8062	N	N	19923 FREMONT AVE N
001	052090	0020	11/22/06	\$385,000	1410	0	8	1960	3	12204	N	N	20017 2ND AVE NW
001	330310	0020	5/9/07	\$466,000	1450	0	8	1965	3	7778	N	N	19826 5TH AVE NW
001	012603	9267	4/8/05	\$469,000	1460	1460	8	1953	5	13500	N	N	114 N 200TH ST
001	012603	9372	4/18/07	\$398,000	1480	0	8	1958	3	9800	N	N	519 NW 203RD ST
001	012603	9610	9/13/07	\$500,000	1480	1080	8	2006	3	7590	N	N	20024 3RD AVE NW
001	012603	9613	7/25/06	\$431,000	1510	870	8	1980	3	7260	N	N	19814 8TH AVE NW
001	330310	0060	7/30/07	\$515,000	1520	700	8	1966	3	6980	N	N	347 NW 200TH ST
001	052070	0100	10/11/05	\$410,000	1530	0	8	1959	3	9180	N	N	217 NW 201ST ST
001	222890	0092	3/15/07	\$420,000	1540	0	8	1954	3	9212	N	N	19614 LINDEN AVE N
001	728390	0261	6/26/07	\$452,000	1540	0	8	1952	3	8748	N	N	750 N 188TH ST
001	728410	0150	1/10/06	\$465,000	1540	1130	8	1971	4	8556	N	N	526 NW 196TH PL
001	729270	0025	1/29/07	\$410,000	1550	0	8	1959	3	7520	N	N	233 NW 196TH PL
001	379240	0150	2/13/06	\$412,500	1560	0	8	1967	3	7298	N	N	20105 5TH AVE NW
001	222890	0134	2/1/07	\$513,475	1580	300	8	1984	3	7522	N	N	812 N 196TH CT
001	012603	9422	10/10/07	\$430,000	1590	600	8	1960	4	9430	N	N	20112 1ST AVE NW
001	330090	0110	8/10/06	\$510,000	1590	960	8	1977	3	7960	N	N	428 NW 196TH PL
001	737590	0030	8/29/05	\$422,000	1590	0	8	1959	3	11340	N	N	502 NW 195TH ST
001	021770	0230	12/21/05	\$370,000	1610	0	8	1960	3	9600	N	N	753 N 203RD ST
001	021770	0240	7/3/07	\$415,000	1610	0	8	1959	3	9600	N	N	745 N 203RD ST
001	021770	0390	4/21/05	\$321,000	1610	0	8	1959	3	10200	N	N	778 N 203RD ST
001	021770	0410	11/8/06	\$399,950	1610	0	8	1959	3	9840	N	N	762 N 203RD ST
001	728390	0133	12/4/06	\$447,500	1640	510	8	1969	3	15625	N	N	720 N 193RD PL
001	187600	0020	2/16/05	\$326,000	1680	0	8	1961	3	8978	N	N	350 NW 201ST PL
001	768140	0040	3/24/05	\$499,000	1700	1200	8	1950	5	10813	N	N	315 NW 193RD CT
001	330090	0160	12/5/05	\$493,000	1790	1000	8	1977	3	7777	N	N	417 NW 197TH ST
001	728390	0183	6/7/06	\$468,000	1790	0	8	1999	3	5952	N	N	812 N 193RD CT
001	330310	0190	4/26/05	\$383,950	1820	670	8	1966	3	7159	N	N	305 NW 200TH ST
001	379240	0010	9/13/07	\$420,000	1870	0	8	1967	3	7264	N	N	504 NW 201ST CT
001	330310	0075	11/1/05	\$453,000	1920	0	8	1972	4	7598	N	N	334 NW 199TH ST
001	728390	0134	5/25/06	\$451,000	1930	0	8	1969	3	8808	N	N	715 N 193RD PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	012603	9377	11/15/05	\$369,000	2000	0	8	1958	3	8959	N	N	515 NW 195TH ST
001	925090	0128	10/24/06	\$440,000	2030	0	8	2006	3	7680	N	N	730 N 198TH ST
001	012603	9639	7/16/07	\$500,000	2040	0	8	1987	3	8820	N	N	20308 8TH AVE NW
001	264430	0046	4/19/07	\$515,000	2100	0	8	2003	3	6262	N	N	623 N 202ND PL
001	530610	0275	10/20/05	\$413,000	2140	0	8	1984	3	10336	N	N	757 N 202ND ST
001	728710	0050	7/26/07	\$475,000	2140	0	8	1983	3	8224	N	N	511 N 188TH ST
001	859890	0075	8/7/06	\$460,000	2140	0	8	1999	3	6533	N	N	126 N 203RD ST
001	728390	0025	10/25/05	\$500,000	2200	0	8	2002	3	7200	N	N	18528 FREMONT AVE N
001	338060	0050	6/20/06	\$535,000	2200	0	8	2003	3	5039	N	N	19220 6TH PL NW
001	012603	9667	8/28/07	\$545,000	2230	0	8	2000	3	5072	N	N	653 NW 203RD ST
001	222890	0195	12/20/05	\$490,000	2240	0	8	2005	3	5402	N	N	723 N 198TH ST
001	222890	0194	12/20/05	\$499,950	2240	0	8	2005	3	5004	N	N	725 N 198TH ST
001	012603	9655	4/6/06	\$448,000	2250	0	8	1997	3	6210	N	N	510 NW 203RD ST
001	728390	0078	7/10/06	\$475,500	2260	0	8	1997	3	5246	N	N	18836 FREMONT AVE N
001	925090	0111	6/20/05	\$421,000	2270	0	8	1999	3	5654	N	N	19836 FREMONT AVE N
001	264550	0085	4/10/06	\$434,235	2330	0	8	1976	3	11262	N	N	20101 DAYTON AVE N
001	012603	9569	4/10/06	\$560,000	2340	0	8	1973	3	16941	N	N	19114 8TH AVE NW
001	012603	9580	5/1/07	\$550,000	2380	0	8	1975	3	7120	N	N	356 NW 200TH ST
001	330300	0020	4/14/05	\$425,000	2390	0	8	1965	3	7514	N	N	19806 5TH AVE NW
001	012603	9478	3/19/07	\$519,500	2410	0	8	1964	3	9360	N	N	227 NW 200TH ST
001	264430	0068	8/3/07	\$752,250	3310	0	8	2007	3	10298	N	N	20035 FREMONT AVE N
001	330090	0010	4/27/06	\$620,000	3360	0	8	1977	3	7905	N	N	19606 4TH AVE NW
001	620270	0190	6/5/07	\$526,500	1680	1030	9	1966	3	9144	N	N	19746 6TH PL NW
001	768140	0020	7/18/07	\$555,000	1950	0	9	1989	3	7232	N	N	308 NW 193RD CT
001	768140	0070	5/1/06	\$489,000	1990	0	9	1989	3	7217	N	N	303 NW 193RD CT
001	768140	0060	4/19/07	\$555,000	2220	0	9	1989	3	7286	N	N	307 NW 193RD CT
001	012603	9296	2/23/06	\$480,000	2270	0	9	2005	3	7299	N	N	503 NW 195TH ST
001	728710	0175	3/3/05	\$460,000	2440	0	9	1992	3	7917	N	N	327 N 188TH ST
001	012603	9292	9/1/05	\$650,000	2510	0	9	1952	4	22500	N	N	19014 8TH AVE NW
001	620270	0160	5/24/07	\$559,000	2640	0	9	1966	3	8333	N	N	19722 6TH PL NW
001	222890	0125	4/26/06	\$651,000	2720	1040	9	2005	3	5015	N	N	19704 PARK 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	222890	0127	6/2/06	\$652,000	2720	1040	9	2005	3	8406	N	N	19706 PARK AVE N
001	222890	0193	10/5/05	\$625,000	2900	0	9	2005	3	7868	N	N	19715 PARK AVE N
001	012603	9680	8/11/06	\$657,000	2980	0	9	2006	3	7246	N	N	18822 1ST AVE NW
001	750750	0087	9/15/06	\$745,000	3090	0	9	2005	3	10960	N	N	19342 3RD AVE NW
001	012603	9682	3/22/07	\$839,000	3220	0	9	2007	3	7992	N	N	509 NW 195TH ST
001	012603	9355	5/18/07	\$859,000	3350	0	9	2007	3	7977	N	N	507 NW 195TH ST
001	012603	9683	6/11/07	\$890,000	3600	0	9	2007	3	7405	N	N	513 NW 195TH ST
003	631150	0025	5/17/05	\$275,000	810	0	6	1952	4	7600	N	N	332 NW 182ND ST
003	728230	0070	8/22/06	\$289,950	1000	0	6	1953	3	6500	N	N	131 N 184TH ST
003	672270	0010	9/17/05	\$307,500	1050	0	6	1953	4	8389	N	N	631 NW 182ND ST
003	728230	0205	10/27/05	\$282,000	1080	0	6	1953	4	7332	N	N	130 N 181ST ST
003	728230	0240	6/12/06	\$290,000	1080	0	6	1953	4	8645	N	N	18118 PALATINE AVE N
003	926570	0010	8/23/07	\$375,000	1100	0	6	1954	4	6690	N	N	320 NW 183RD ST
003	728230	0090	6/10/06	\$300,000	1220	0	6	1953	3	7000	N	N	120 N 183RD ST
003	040510	0245	9/25/06	\$308,500	1320	0	6	1954	4	7100	N	N	16819 PALATINE AVE N
003	064190	0060	6/27/06	\$377,000	1360	290	6	1924	5	12227	N	N	17859 DAYTON AVE N
003	727930	0015	2/21/07	\$397,500	1010	0	7	1951	4	9240	N	N	615 NW 185TH ST
003	727930	0015	8/4/06	\$356,000	1010	0	7	1951	4	9240	N	N	615 NW 185TH ST
003	040510	0260	5/1/06	\$343,450	1030	370	7	1954	3	6300	N	N	112 N 168TH ST
003	025810	0030	12/15/05	\$339,950	1060	0	7	1967	4	8742	N	N	18515 3RD PL NW
003	122603	9073	2/22/06	\$319,900	1070	1000	7	1958	4	8307	N	N	113 NW 176TH PL
003	122603	9073	4/13/05	\$305,000	1070	1000	7	1958	4	8307	N	N	113 NW 176TH PL
003	040510	0070	7/28/05	\$370,000	1090	700	7	1955	4	12611	N	N	124 N 171ST ST
003	329370	0540	9/23/05	\$360,000	1090	1090	7	1949	4	10135	N	N	16014 GREENWOOD AVE N
003	310270	0065	4/27/06	\$405,000	1100	700	7	1956	3	8009	N	N	116 NW 173RD ST
003	310270	0120	1/14/05	\$297,950	1100	1000	7	1955	4	8258	N	N	103 N 175TH ST
003	310270	0160	5/22/06	\$410,000	1100	720	7	1955	4	7700	N	N	17306 1ST AVE NW
003	310270	0165	4/17/06	\$400,000	1100	600	7	1955	5	14190	N	N	17300 1ST AVE NW
003	310270	0190	2/7/05	\$309,000	1100	810	7	1955	4	7938	N	N	125 NW 173RD ST
003	040510	0035	7/24/07	\$315,000	1120	0	7	1956	3	10890	N	N	234 N 171ST ST
003	728290	0015	6/14/05	\$301,000	1120	240	7	1956	4	9450	N	N	18322 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122603	9103	8/23/07	\$354,950	1130	550	7	1959	3	11123	N	N	226 NW 176TH PL
003	122603	9107	7/20/05	\$307,000	1130	490	7	1959	4	11123	N	N	212 NW 176TH PL
003	122603	9090	8/16/05	\$328,000	1170	640	7	1958	4	8073	N	N	225 NW 176TH PL
003	619070	1110	10/5/07	\$375,950	1180	500	7	1976	3	8460	N	N	17264 GREENWOOD PL N
003	040510	0020	10/24/05	\$317,000	1200	540	7	1956	4	8913	N	N	252 N 171ST ST
003	671310	0019	3/28/05	\$288,000	1200	800	7	1963	4	11806	N	N	18135 DAYTON AVE N
003	329370	0521	2/1/05	\$340,000	1220	600	7	1980	3	8028	N	N	16058 GREENWOOD AVE N
003	040510	0175	8/3/05	\$355,000	1240	600	7	1956	3	7800	N	N	137 N 168TH ST
003	122603	9142	2/7/06	\$370,000	1240	310	7	1976	4	8725	N	N	405 N 180TH ST
003	619070	1292	7/10/06	\$385,000	1250	620	7	1980	3	6243	N	N	17021 DAYTON AVE N
003	728230	0085	7/12/06	\$379,900	1250	0	7	1953	4	7000	N	N	126 N 183RD ST
003	750800	0025	3/16/06	\$360,000	1280	1280	7	1963	4	7200	N	N	126 N 175TH ST
003	122603	9083	1/4/05	\$300,000	1290	510	7	1958	4	7446	N	N	203 NW 176TH PL
003	619070	0455	11/17/05	\$270,000	1300	0	7	1942	3	7247	N	N	17609 6TH AVE NW
003	727930	0007	1/18/07	\$308,000	1300	0	7	1955	3	10000	N	N	18332 8TH AVE NW
003	727930	0012	1/19/07	\$308,000	1300	0	7	1955	3	10000	N	N	18328 8TH AVE NW
003	727930	0043	7/17/07	\$337,000	1300	0	7	1956	3	7954	N	N	339 NW 185TH ST
003	750800	0030	9/29/06	\$379,000	1300	1300	7	1963	4	7200	N	N	132 N 175TH ST
003	064180	0030	7/27/07	\$469,950	1330	1230	7	1964	3	9200	N	N	404 N 179TH PL
003	286770	0050	7/17/06	\$375,000	1330	110	7	1956	4	7904	N	N	17304 PALATINE AVE N
003	728310	0040	5/25/05	\$383,000	1330	1300	7	1958	5	10808	N	N	18020 PALATINE AVE N
003	122603	9046	9/20/07	\$396,500	1350	530	7	1976	3	12176	N	N	407 N 180TH ST
003	329370	0420	3/13/06	\$439,500	1400	700	7	2005	3	7200	N	N	344 N 160TH ST
003	727930	0019	12/7/07	\$281,000	1450	0	7	1951	3	9520	N	N	603 NW 185TH ST
003	064180	0020	7/23/07	\$417,500	1470	0	7	1964	3	7363	N	N	412 N 179TH PL
003	728230	0010	11/17/05	\$320,000	1520	0	7	1953	4	5200	N	N	108 N 184TH ST
003	329370	0510	4/27/06	\$274,000	1530	0	7	1947	3	14400	N	N	16072 GREENWOOD AVE N
003	954010	0085	5/24/07	\$427,000	1560	0	7	1954	4	10143	N	N	109 NW 183RD ST
003	950850	0025	1/20/06	\$343,500	1590	0	7	1954	3	9579	N	N	18530 1ST AVE NW
003	122603	9059	5/25/05	\$425,000	1610	0	7	1957	5	7200	N	N	150 NW 175TH ST
003	727930	0013	2/28/07	\$401,500	1610	0	7	1955	3	9000	N	N	18324 8TH 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	950850	0080	10/17/07	\$359,000	1630	0	7	1954	4	8585	N	N	18512 2ND AVE NW
003	040510	0330	4/21/06	\$384,950	1690	0	7	1954	5	6817	N	N	211 N 171ST ST
003	743750	0010	7/30/07	\$479,000	1700	280	7	1955	4	9120	N	N	110 N 178TH ST
003	743750	0075	8/3/05	\$358,000	1700	0	7	1955	4	10570	N	N	125 N 178TH ST
003	727930	0060	4/27/05	\$331,650	1750	0	7	1942	4	10792	N	N	325 NW 185TH ST
003	743750	0030	1/25/07	\$400,000	1810	0	7	1956	4	9240	N	N	142 N 178TH ST
003	781890	0040	8/30/05	\$360,000	1820	0	7	1967	4	7242	N	N	17713 1ST AVE NW
003	040510	0280	9/28/07	\$405,000	1950	0	7	1955	4	8588	N	N	16816 1ST AVE NW
003	329370	0428	8/25/06	\$360,000	1950	0	7	1949	3	14317	N	N	16017 DAYTON AVE N
003	122603	9144	10/10/07	\$465,000	2000	0	7	1991	3	8334	N	N	17824 PALATINE AVE N
003	122603	9079	2/1/06	\$375,000	2040	0	7	1958	3	10023	N	N	17826 1ST AVE NW
003	729000	0020	2/27/07	\$440,000	2280	0	7	1962	3	8200	N	N	127 N 180TH PL
003	619070	0456	5/24/05	\$366,000	1020	800	8	1972	4	15400	N	N	635 NW 178TH PL
003	671310	0031	8/5/05	\$420,000	1170	400	8	1980	4	7187	N	N	405 N 181ST CT
003	619070	1300	5/26/06	\$385,000	1190	610	8	1968	4	7190	N	N	221 N 171ST ST
003	729220	0020	5/25/07	\$366,000	1220	320	8	1960	3	7223	N	N	221 NW 184TH ST
003	750800	0010	1/26/06	\$384,950	1230	600	8	1959	4	7200	N	N	108 N 175TH ST
003	619070	1205	1/29/07	\$365,000	1260	300	8	1959	4	10075	N	N	17207 DAYTON AVE N
003	122603	9092	6/22/06	\$388,000	1290	1050	8	1958	4	8100	N	N	121 NW 177TH LN
003	309580	0090	9/23/05	\$420,000	1290	0	8	1965	4	7400	N	N	18203 6TH AVE NW
003	619070	0912	9/19/05	\$365,400	1290	1000	8	1958	5	6800	N	N	17211 2ND AVE NW
003	122603	9120	4/12/07	\$426,500	1320	720	8	1960	3	7560	N	N	18037 1ST AVE NW
003	558700	0090	7/5/06	\$397,000	1320	600	8	1960	4	9880	N	N	217 NW 177TH ST
003	064180	0070	5/23/05	\$365,000	1330	700	8	1978	4	8300	N	N	423 N 179TH PL
003	303800	0090	12/19/05	\$406,000	1350	600	8	1959	4	7425	N	N	17724 3RD AVE NW
003	729000	0050	5/30/06	\$412,000	1370	500	8	1964	3	7800	N	N	147 N 180TH PL
003	896330	0060	3/9/06	\$425,000	1370	600	8	1960	4	13575	N	N	133 N 177TH ST
003	025920	0090	2/21/07	\$401,000	1380	740	8	1964	4	7700	N	N	17841 4TH AVE NW
003	064190	0010	8/3/07	\$487,000	1390	720	8	1966	4	11060	N	N	420 N 180TH ST
003	064190	0010	4/13/05	\$326,000	1390	720	8	1966	4	11060	N	N	420 N 180TH ST
003	729000	0060	9/17/07	\$438,700	1400	570	8	1966	3	8775	N	N	402 N 180TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	619070	0401	9/11/07	\$399,950	1470	1470	8	1968	3	8160	N	N	17843 6TH AVE NW
003	025900	0240	6/24/05	\$352,950	1480	700	8	1961	3	7700	N	N	17925 3RD AVE NW
003	619070	1200	10/11/05	\$420,000	1490	700	8	1990	4	7550	N	N	17222 GREENWOOD PL N
003	025900	0220	1/22/07	\$353,550	1500	750	8	1961	4	7604	N	N	17911 3RD AVE NW
003	303850	0120	5/6/05	\$440,000	1510	460	8	1961	5	8000	N	N	103 NW 171ST ST
003	025910	0150	3/15/07	\$540,000	1540	520	8	1963	4	7779	N	N	18012 4TH AVE NW
003	303850	0030	12/14/07	\$484,000	1550	910	8	1959	4	7908	N	N	17036 2ND AVE NW
003	781890	0100	7/11/07	\$465,000	1590	750	8	1966	3	7215	N	N	17736 2ND AVE NW
003	056520	0030	11/16/05	\$380,000	1630	0	8	1986	3	7211	N	N	242 N 172ND PL
003	950850	0045	8/7/06	\$429,950	1650	0	8	1954	4	12934	N	N	18506 1ST AVE NW
003	303800	0130	3/17/06	\$469,900	1670	290	8	1967	4	7500	N	N	17725 2ND AVE NW
003	122603	9063	6/1/06	\$477,300	1680	1100	8	1958	4	8100	N	N	17559 1ST AVE NW
003	012603	9510	11/17/07	\$460,000	1730	800	8	1966	3	9810	N	N	18528 6TH PL NW
003	619070	0395	10/8/07	\$595,000	1740	1050	8	1967	4	19259	N	N	17841 6TH AVE NW
003	619070	0396	6/3/05	\$323,000	1810	0	8	1942	4	15572	N	N	631 NW 180TH ST
003	619070	1484	5/31/06	\$407,000	1830	1000	8	1957	4	8625	N	N	16525 CARLYLE HALL RD NW
003	950850	0085	9/12/06	\$425,000	1840	0	8	1954	4	10515	N	N	18504 2ND AVE NW
003	286790	0015	12/2/05	\$440,000	1860	900	8	1957	5	9313	N	N	17321 PALATINE AVE N
003	950810	0005	11/23/05	\$320,000	1870	500	8	1954	3	13440	N	N	18556 3RD AVE NW
003	310270	0101	9/17/07	\$495,000	1900	0	8	1999	3	5075	N	N	17355 1ST AVE NW
003	012603	9675	7/18/05	\$430,000	1900	0	8	2001	4	7364	N	N	310 NW 185TH ST
003	727930	0040	2/9/05	\$475,000	1920	1000	8	1962	5	10794	N	N	18340 6TH AVE NW
003	025910	0120	6/13/05	\$406,000	2140	0	8	1964	5	9000	N	N	18025 4TH AVE NW
003	329370	0456	11/3/06	\$540,000	2160	1280	8	1968	5	10400	N	N	16065 DAYTON AVE N
003	619070	0120	4/14/05	\$380,000	2160	0	8	2000	4	6459	N	N	410 N 178TH ST
003	619070	1285	10/3/06	\$485,000	2170	0	8	2001	3	8699	N	N	17029 DAYTON AVE N
003	926570	0035	11/8/06	\$480,500	2290	0	8	1998	4	6930	N	N	315 NW 183RD ST
003	926570	0035	5/4/06	\$475,000	2290	0	8	1998	4	6930	N	N	315 NW 183RD ST
003	619070	0601	3/14/05	\$370,000	2320	0	8	1965	3	9667	N	N	831 NW 180TH ST
003	122603	9137	8/7/06	\$504,400	2370	0	8	1967	5	6701	N	N	127 NW 177TH LN
003	025900	0210	4/19/07	\$585,000	2650	730	8	1961	3	7856	N	N	17905 3RD 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	558700	0041	8/1/06	\$493,000	1720	0	9	1960	5	9443	N	N	208 NW 177TH ST
003	619070	0389	8/15/05	\$495,000	1720	700	9	1979	4	10193	N	N	17836 8TH AVE NW
003	619070	0398	8/2/07	\$655,000	2210	0	9	1998	3	9123	N	N	645 NW 180TH ST
003	619070	0398	12/13/05	\$601,500	2210	0	9	1998	3	9123	N	N	645 NW 180TH ST
003	286800	0055	3/14/06	\$405,000	2230	570	9	1960	3	7700	N	N	343 NW 177TH ST
003	303780	0040	11/30/05	\$550,000	2230	0	9	1968	4	7203	N	N	321 NW 178TH ST
003	619070	0282	5/15/06	\$490,000	2270	600	9	1959	4	8685	N	N	505 NW 175TH CT
003	619070	0425	8/25/05	\$490,000	2350	1500	9	1977	4	16100	N	N	617 NW 178TH CT
003	894310	0070	1/20/06	\$572,500	2470	0	9	2004	3	5391	N	N	604 NW 180TH ST
003	954010	0070	3/14/07	\$777,000	3090	0	9	2006	3	9707	N	N	127 NW 183RD ST
003	728230	0017	10/13/05	\$591,000	3260	840	9	1998	3	8450	N	N	215 N 185TH ST
004	937170	0172	4/25/06	\$319,500	740	0	6	1952	5	8187	N	N	16720 FREMONT AVE N
004	937230	0040	7/21/06	\$252,000	780	0	6	1949	3	3492	N	N	16739 WHITMAN AVE N
004	937230	0045	5/31/06	\$275,000	780	0	6	1950	4	6857	N	N	16743 WHITMAN AVE N
004	139730	0015	5/8/07	\$339,000	810	0	6	1953	4	8425	N	N	512 N 167TH ST
004	139730	0015	3/13/05	\$260,585	810	0	6	1953	4	8425	N	N	512 N 167TH ST
004	522030	0140	4/10/06	\$290,000	810	0	6	1948	3	7440	N	N	14515 EVANSTON AVE N
004	329970	0185	11/13/07	\$330,000	910	400	6	1952	3	7000	N	N	15751 2ND AVE NW
004	329970	0225	8/14/06	\$360,000	910	400	6	1952	4	7000	N	N	15703 2ND AVE NW
004	139730	0060	12/6/07	\$373,000	920	550	6	1954	4	8424	N	N	568 N 167TH ST
004	740030	0021	10/26/05	\$259,000	940	0	6	1943	4	10800	N	N	17542 FREMONT AVE N
004	329970	0080	7/6/05	\$316,950	980	0	6	1951	4	6528	N	N	15522 1ST AVE NW
004	522030	0125	6/14/06	\$285,000	980	0	6	1948	3	7440	N	N	14533 EVANSTON AVE N
004	937170	0157	5/15/07	\$332,000	1040	0	6	1952	4	8189	N	N	16750 FREMONT AVE N
004	329970	0155	8/4/05	\$290,000	1120	0	6	1951	4	6900	N	N	15616 2ND AVE NW
004	619070	1262	9/6/06	\$350,000	1140	0	6	1952	5	9506	N	N	531 N 172ND ST
004	139730	0010	10/12/05	\$276,000	1170	0	6	1953	4	7188	N	N	502 N 167TH ST
004	937170	0177	4/20/06	\$290,000	1210	0	6	1952	4	8187	N	N	16702 FREMONT AVE N
004	139730	0020	12/13/07	\$373,500	1250	0	6	1953	4	8425	N	N	518 N 167TH ST
004	937170	0140	11/17/06	\$293,000	1250	0	6	1953	4	8188	N	N	16731 N PARK AVE
004	329970	0090	8/22/06	\$315,000	1260	0	6	1951	3	6552	N	N	15510 1ST 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	329670	0036	7/21/06	\$399,950	1540	0	6	1952	4	8160	N	N	15748 PALATINE AVE N
004	728770	0050	11/13/07	\$385,000	1560	0	6	1923	4	7749	N	N	728 N 182ND ST
004	728770	0050	5/25/05	\$327,500	1560	0	6	1923	4	7749	N	N	728 N 182ND ST
004	329970	0016	10/12/07	\$345,000	1570	0	6	1951	5	6607	N	N	15740 1ST AVE NW
004	329970	0055	8/18/05	\$339,950	1570	0	6	1951	4	6528	N	N	15622 1ST AVE NW
004	914110	0090	7/10/07	\$377,500	790	790	7	1947	4	10514	N	N	15255 DAYTON AVE N
004	951110	0023	1/23/07	\$379,000	820	820	7	1986	3	7200	N	N	336 N 150TH ST
004	132603	9039	4/12/07	\$322,500	880	0	7	1939	3	12000	N	N	15715 GREENWOOD AVE N
004	884795	0030	2/22/07	\$282,950	920	70	7	2006	3	527	N	N	838 N 145TH LN
004	884795	0040	2/22/07	\$291,000	920	70	7	2006	3	527	N	N	840 N 145TH LN
004	884795	0070	10/2/06	\$274,950	920	70	7	2006	3	529	N	N	852 N 145TH LN
004	884795	0080	2/2/07	\$274,950	920	70	7	2006	3	527	N	N	854 N 145TH LN
004	884795	0110	3/2/07	\$286,435	920	70	7	2006	3	527	N	N	835 N 145TH LN
004	884795	0120	3/2/07	\$279,950	920	70	7	2006	3	527	N	N	837 N 145TH LN
004	884795	0150	10/30/06	\$284,950	920	70	7	2006	3	528	N	N	843 N 145TH LN
004	884795	0170	10/2/06	\$274,950	920	70	7	2006	3	528	N	N	853 N 145TH LN
004	884795	0180	12/10/06	\$275,950	920	70	7	2006	3	528	N	N	855 N 145TH LN
004	282710	0119	11/21/06	\$284,950	920	70	7	2006	3	990	N	N	810 NE 145TH LN
004	282710	0121	1/10/07	\$293,119	920	70	7	2006	3	997	N	N	807 N 145TH LN
004	182604	9224	4/25/06	\$400,000	1000	260	7	1949	3	8649	N	N	14828 FREMONT AVE N
004	329370	0247	4/21/06	\$355,000	1000	530	7	1957	4	6000	N	N	711 N 165TH ST
004	329370	0248	11/21/05	\$285,000	1000	530	7	1957	4	6000	N	N	717 N 165TH ST
004	432570	0080	4/24/07	\$397,397	1020	0	7	1953	4	8712	N	N	530 N 166TH ST
004	937230	0009	6/17/06	\$314,500	1020	0	7	1951	4	6856	N	N	903 N 170TH ST
004	432570	0115	7/13/06	\$334,000	1030	0	7	1953	4	8303	N	N	566 N 166TH ST
004	182604	9380	6/27/07	\$473,000	1040	900	7	1962	4	9104	N	N	15728 GREENWOOD AVE N
004	182604	9380	10/18/05	\$365,000	1040	900	7	1962	4	9104	N	N	15728 GREENWOOD AVE N
004	132603	9037	12/24/07	\$430,000	1060	1000	7	1951	4	10425	N	N	15525 GREENWOOD AVE N
004	914110	0215	9/28/05	\$467,500	1060	500	7	1952	4	6757	N	N	15245 FREMONT AVE N
004	182604	9293	10/10/07	\$370,000	1080	380	7	1961	4	7200	N	N	15724 GREENWOOD AVE N
004	267310	0039	1/20/06	\$288,500	1080	0	7	1948	3	7564	N	N	14817 FREMONT 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	282710	0075	11/2/06	\$316,785	1080	140	7	2006	3	1036	N	N	808 N 145TH LN
004	884795	0010	12/10/06	\$295,500	1080	140	7	2006	3	660	N	N	834 N 145TH LN
004	884795	0020	12/10/06	\$299,217	1080	140	7	2006	3	658	N	N	326 N 145TH LN
004	884795	0050	11/2/06	\$302,450	1080	140	7	2006	3	657	N	N	842 N 145TH LN
004	884795	0060	12/18/06	\$307,000	1080	140	7	2006	3	661	N	N	851 N 145TH LN
004	884795	0090	10/2/06	\$309,950	1080	140	7	2006	3	660	N	N	856 N 145TH LN
004	884795	0100	11/2/06	\$304,699	1080	140	7	2006	3	660	N	N	833 N 145TH LN
004	884795	0130	11/2/06	\$289,950	1080	140	7	2006	3	659	N	N	839 N 145TH LN
004	884795	0140	10/2/06	\$299,217	1080	140	7	2006	3	663	N	N	841 N 145TH LN
004	884795	0160	11/2/06	\$308,950	1080	140	7	2006	3	660	N	N	851 N 145TH LN
004	884795	0190	10/2/06	\$299,950	1080	140	7	2006	3	661	N	N	857 N 145TH ST
004	282710	0120	11/2/06	\$309,950	1080	140	7	2006	3	1039	N	N	805 N 145TH LN
004	132603	9077	4/26/06	\$401,000	1100	570	7	1984	4	7245	N	N	15729 GREENWOOD AVE N
004	671370	0261	5/19/05	\$405,000	1100	800	7	1958	5	8334	N	N	18201 EVANSTON AVE N
004	072604	9069	3/22/06	\$332,000	1140	0	7	1969	3	9376	N	N	715 N 180TH ST
004	329370	0473	10/19/06	\$414,950	1140	500	7	1963	4	8562	N	N	504 N GREENWOOD DR
004	299300	0040	5/24/07	\$455,000	1140	540	7	2003	3	3017	N	N	917 N 163RD PL
004	299300	0050	7/19/07	\$429,000	1140	550	7	2003	3	3017	N	N	921 N 163RD PL
004	182604	9038	12/5/06	\$415,000	1150	310	7	1936	5	7096	N	N	15505 DAYTON AVE N
004	132603	9040	8/16/07	\$355,000	1160	110	7	1949	3	7875	N	N	15733 GREENWOOD AVE N
004	144230	0040	9/21/06	\$357,000	1160	0	7	1954	4	6048	N	N	18017 LINDEN AVE N
004	182604	9315	12/20/06	\$385,000	1170	290	7	1957	3	7624	N	N	14829 LINDEN AVE N
004	937230	0041	8/10/05	\$383,500	1170	570	7	2005	3	3353	N	N	16737 WHITMAN AVE N
004	750820	0070	11/28/05	\$362,000	1180	500	7	1964	4	11803	N	N	525 N 179TH PL
004	923830	0020	5/14/05	\$285,000	1190	0	7	1967	3	7203	N	N	16335 FREMONT PL N
004	619070	1274	3/16/07	\$359,950	1200	520	7	1973	4	8064	N	N	17115 FREMONT AVE N
004	671370	0190	6/14/07	\$384,000	1200	0	7	1954	5	12096	N	N	18339 DAYTON PL N
004	930430	0130	5/6/05	\$325,000	1200	0	7	1923	4	7200	N	N	318 N 149TH ST
004	914110	0071	7/20/06	\$361,000	1210	200	7	1940	3	8941	N	N	411 N 155TH ST
004	329970	0275	4/24/07	\$310,000	1220	0	7	1951	4	8339	N	N	112 NW 159TH ST
004	914110	0145	1/11/07	\$425,000	1220	720	7	1986	3	9366	N	N	15258 DAYTON 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	072604	9260	7/22/05	\$267,000	1230	0	7	1959	3	7900	N	N	16525 LINDEN AVE N
004	329970	0255	7/15/05	\$326,050	1230	0	7	2005	3	7951	N	N	103 NW 156TH ST
004	671310	0125	7/28/06	\$386,000	1230	500	7	1977	4	15288	N	N	18415 FREMONT AVE N
004	351990	0015	9/28/05	\$309,000	1240	0	7	1953	3	8450	N	N	715 N 179TH ST
004	740100	0160	9/14/06	\$381,050	1240	360	7	1968	4	7350	N	N	17610 DAYTON AVE N
004	619070	0102	6/23/06	\$470,000	1250	770	7	1981	4	7204	N	N	508 N 178TH CT
004	619070	1260	8/21/06	\$327,000	1250	0	7	1952	4	10316	N	N	17159 FREMONT AVE N
004	728770	0059	5/12/05	\$306,000	1250	1040	7	1950	4	8234	N	N	18204 FREMONT AVE N
004	728770	0036	8/5/05	\$400,000	1260	400	7	1976	3	9986	N	N	754 N 182ND ST
004	161730	0030	12/5/06	\$335,000	1280	0	7	1953	4	8283	N	N	536 N 170TH PL
004	619070	1356	11/10/06	\$332,000	1280	0	7	1954	4	10500	N	N	16831 FREMONT AVE N
004	522030	0010	1/19/06	\$308,000	1300	0	7	1969	3	7688	N	N	14551 FREMONT AVE N
004	182604	9417	8/16/07	\$400,950	1330	770	7	1967	4	7395	N	N	15530 GREENWOOD AVE N
004	931030	0142	7/25/05	\$405,000	1330	650	7	2000	3	8611	N	N	15310 LINDEN AVE N
004	161730	0105	6/9/06	\$359,950	1340	0	7	1953	5	9721	N	N	17002 DAYTON AVE N
004	182604	9303	3/20/06	\$363,950	1340	0	7	1947	5	6559	N	N	15755 DAYTON AVE N
004	671370	0004	7/24/07	\$354,000	1390	0	7	1961	4	7520	N	N	628 N 182ND ST
004	671370	0080	4/24/06	\$327,000	1410	0	7	1953	4	14000	N	N	18350 EVANSTON AVE N
004	161730	0070	10/12/05	\$307,000	1430	0	7	1953	4	9100	N	N	545 N 170TH PL
004	914110	0060	5/24/07	\$475,000	1430	0	7	1944	3	17685	N	N	15208 GREENWOOD AVE N
004	072604	9240	5/19/05	\$287,000	1440	0	7	1957	3	7450	N	N	16514 N PARK AVE N
004	182604	9277	7/24/07	\$390,700	1440	0	7	1954	3	8040	N	N	14814 EVANSTON AVE N
004	182604	9277	3/6/06	\$325,600	1440	0	7	1954	3	8040	N	N	14814 EVANSTON AVE N
004	930430	0147	10/12/06	\$365,000	1480	0	7	1947	3	5934	N	N	14814 GREENWOOD AVE N
004	671370	0030	5/17/06	\$340,000	1500	0	7	1953	4	13000	N	N	18224 EVANSTON AVE N
004	671370	0210	1/4/06	\$315,000	1500	0	7	1953	4	8954	N	N	18315 DAYTON PL N
004	619070	0097	7/26/06	\$392,500	1510	700	7	1969	4	7200	N	N	17803 FREMONT AVE N
004	671370	0035	5/17/07	\$365,000	1510	0	7	1953	4	13000	N	N	18230 EVANSTON AVE N
004	671370	0135	7/26/05	\$310,000	1510	0	7	1953	4	8400	N	N	18318 DAYTON PL N
004	619070	0101	9/12/07	\$397,500	1520	0	7	1978	4	7646	N	N	502 N 178TH CT
004	329970	0250	5/1/06	\$343,000	1530	0	7	1951	4	7852	N	N	109 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	619070	1355	6/8/07	\$410,000	1530	0	7	1953	3	10500	N	N	16823 FREMONT AVE N
004	282710	0078	7/9/07	\$360,000	1530	0	7	2003	3	1706	N	N	827 WHITMAN AVE N
004	522030	0093	10/17/05	\$375,000	1540	0	7	1966	4	7500	N	N	14550 EVANSTON AVE N
004	931030	0305	5/7/07	\$345,000	1570	0	7	1947	3	12243	N	N	15017 LINDEN AVE N
004	937170	0110	11/17/05	\$376,000	1630	0	7	1954	5	8182	N	N	16740 N PARK AVE
004	740170	0025	8/30/05	\$285,000	1650	0	7	1952	4	7623	N	N	530 N 172ND ST
004	930430	0135	4/7/05	\$425,000	1710	0	7	1954	4	7552	N	N	310 N 149TH ST
004	931030	0195	8/28/06	\$425,000	1720	0	7	1937	3	19459	N	N	15403 LINDEN AVE N
004	262710	0015	10/11/07	\$415,000	1740	0	7	1953	3	10487	N	N	15540 PALATINE AVE N
004	671370	0055	6/19/07	\$435,000	1770	0	7	1953	4	14000	N	N	18318 EVANSTON AVE N
004	931030	0320	10/6/07	\$550,000	1850	370	7	1947	3	18400	N	N	726 N 150TH ST
004	282710	0072	6/20/06	\$355,000	1920	0	7	1949	3	8052	N	N	826 N 145TH ST
004	132603	9038	10/11/06	\$410,000	1960	0	7	1989	4	7205	N	N	15559 GREENWOOD AVE N
004	329370	0045	6/23/05	\$375,000	2080	0	7	1964	4	6249	N	N	945 N 163RD ST
004	182604	9094	10/14/06	\$413,000	2230	0	7	1951	3	11472	N	N	14842 FREMONT AVE N
004	262710	0020	3/2/07	\$471,000	2330	0	7	1953	4	10732	N	N	15532 PALATINE AVE N
004	728770	0040	12/29/05	\$465,000	2380	0	7	2002	3	7201	N	N	748 N 182ND ST
004	072604	9287	3/24/05	\$445,000	2640	0	7	1973	3	7650	N	N	17717 LINDEN AVE N
004	931030	0131	6/23/05	\$449,950	2700	0	7	2004	3	9100	N	N	15330 LINDEN AVE N
004	132603	9007	7/25/05	\$363,000	3040	0	7	1982	3	11020	N	N	15531 GREENWOOD AVE N
004	182604	9301	5/2/06	\$375,000	1040	320	8	1956	3	12000	N	N	324 N 155TH ST
004	329370	0270	7/13/06	\$444,950	1210	1100	8	1957	5	6140	N	N	606 N 163RD ST
004	182604	9416	4/7/05	\$345,000	1240	570	8	1967	3	7292	N	N	15534 GREENWOOD AVE N
004	182604	9204	7/31/06	\$420,250	1270	630	8	1950	3	8123	N	N	14909 N PARK AVE N
004	914110	0006	8/12/05	\$365,000	1290	400	8	1961	3	7777	N	N	15280 GREENWOOD AVE N
004	182604	9512	1/14/05	\$376,000	1290	450	8	2002	3	2415	Y	N	14748 GREENWOOD AVE N
004	329920	0075	9/22/05	\$335,500	1320	380	8	1959	3	10230	N	N	621 N 161ST ST
004	914110	0115	5/4/05	\$295,000	1410	0	8	1950	3	8319	N	N	15217 DAYTON AVE N
004	619070	0219	3/24/05	\$385,000	1430	640	8	1964	4	10410	Y	N	17600 EVANSTON AVE N
004	132603	9065	6/18/07	\$470,000	1440	510	8	1964	4	7793	N	N	15509 PALATINE LN N
004	329920	0085	7/7/06	\$429,900	1440	470	8	1961	4	10209	N	N	616 N 161ST ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	182604	9433	11/27/07	\$509,000	1460	1100	8	1969	4	7650	N	N	422 N 156TH CT
004	182604	9412	8/9/07	\$400,000	1470	870	8	1967	3	7766	N	N	14828 N PARK AVE N
004	329380	0260	12/27/06	\$385,000	1530	0	8	1961	4	7861	N	N	704 N 163RD ST
004	671310	0135	9/27/06	\$410,000	1620	0	8	1985	3	20000	N	N	18235 FREMONT AVE N
004	930430	0005	8/10/05	\$386,500	1630	510	8	1926	4	8262	N	N	14922 GREENWOOD AVE N
004	329920	0065	4/5/05	\$337,400	1640	1400	8	1958	3	7152	N	N	16002 EVANSTON AVE N
004	072604	9211	3/7/05	\$355,500	1660	1300	8	1958	4	10931	N	N	16505 N PARK AVE N
004	329920	0050	6/5/06	\$460,000	1680	700	8	1957	5	8006	N	N	16110 EVANSTON AVE N
004	740100	0020	4/19/06	\$453,000	1720	500	8	1932	5	8307	N	N	17555 FREMONT AVE N
004	689530	0030	11/28/05	\$440,000	1730	600	8	1962	4	9420	N	N	519 N 169TH ST
004	072604	9320	3/7/05	\$376,000	1870	0	8	1993	3	6054	N	N	17944 FREMONT AVE N
004	671370	0270	2/24/06	\$420,000	1950	0	8	1987	3	14830	N	N	611 N 182ND ST
004	329380	0180	8/22/06	\$402,060	1970	0	8	1961	4	9947	N	N	16321 N PARK AVE
004	931030	0302	1/24/07	\$529,001	1970	0	8	1998	3	7050	N	N	15025 LINDEN AVE N
004	931030	0302	12/13/05	\$461,000	1970	0	8	1998	3	7050	N	N	15025 LINDEN AVE N
004	869080	0100	2/1/05	\$360,000	2080	0	8	1980	4	8499	N	N	16301 FREMONT PL N
004	072604	9257	10/17/07	\$410,000	2110	0	8	1958	4	8550	N	N	16515 N PARK AVE N
004	914110	0163	6/15/06	\$500,000	2170	0	8	1998	3	9511	N	N	15244 DAYTON AVE N
004	182604	9181	11/26/07	\$465,000	2190	0	8	1981	4	7524	N	N	423 N 157TH CT
004	182604	9181	6/29/06	\$435,000	2190	0	8	1981	4	7524	N	N	423 N 157TH CT
004	951110	0025	10/21/05	\$485,000	2240	1130	8	1987	3	7200	N	N	15011 DAYTON AVE N
004	671310	0126	12/2/05	\$372,000	2250	700	8	1987	4	8460	N	N	635 N 185TH ST
004	182604	9503	8/16/06	\$509,000	2340	0	8	2000	3	5004	N	N	411 N 156TH CT
004	132603	9004	6/1/07	\$550,000	2420	0	8	1903	3	10011	N	N	15747 GREENWOOD AVE N
004	930430	0165	5/30/06	\$539,000	1860	680	9	1924	5	7800	N	N	329 N 149TH ST
004	914110	0007	6/26/06	\$500,000	1950	0	9	2005	3	7502	N	N	315 N 155TH ST
004	728770	0075	10/9/07	\$520,000	2290	0	9	2001	3	5084	N	N	735 N 182ND ST
004	671310	0044	3/19/07	\$629,990	2460	0	9	2006	3	7556	N	N	515 N 181ST ST
004	937170	0090	6/5/06	\$539,950	2680	0	9	2006	3	8218	N	N	16721 LINDEN AVE N
004	914110	0190	4/24/06	\$727,000	2830	0	9	2006	3	10155	N	N	15150 DAYTON AVE N
004	914110	0191	9/6/06	\$679,950	2830	0	9	2006	3	8388	N	N	15160 DAYTON 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	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	671310	0041	10/2/06	\$659,000	2850	100	9	2006	3	9050	N	N	516 N 180TH ST
004	671310	0043	2/23/07	\$640,000	2850	0	9	2006	3	7251	N	N	520 N 180TH ST
004	951110	0072	10/25/06	\$670,180	2980	0	9	2006	3	7770	N	N	15036 DAYTON AVE N
004	161730	0010	3/22/07	\$561,000	3350	0	10	1982	3	7938	N	N	512 N 170TH PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012603	9089	3/23/2007	\$696,500	DOR RATIO
001	012603	9089	11/30/2005	\$140,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	012603	9377	6/22/2005	\$412,743	SEGREGATION AND/OR MERGER
001	012603	9392	12/1/2007	\$220,000	EXEMPT FROM EXCISE TAX
001	012603	9466	7/19/2006	\$543,150	SEGREGATION AND/OR MERGER
001	012603	9526	3/9/2005	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012603	9610	9/6/2005	\$595,000	SEGREGATION AND/OR MERGER
001	012603	9680	7/20/2005	\$185,000	DOR RATIO
001	012603	9680	3/15/2005	\$125,000	DOR RATIO
001	012603	9681	9/14/2007	\$700,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	012603	9681	9/26/2006	\$165,000	DOR RATIO
001	021770	0065	7/25/2007	\$429,950	OBSOLESCENCE
001	021770	0130	4/19/2005	\$303,100	QUESTIONABLE PER APPRAISAL
001	021770	0360	3/9/2005	\$285,000	RATIO OUTLIER
001	021770	0420	12/11/2007	\$400,000	OBSOLESCENCE
001	025800	0020	2/6/2007	\$419,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	052050	0015	9/6/2005	\$420,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	052050	0015	3/4/2005	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	052050	0060	5/25/2005	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	052050	0105	3/9/2007	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	052050	0110	11/15/2006	\$379,000	NO MARKET EXPOSURE
001	193330	0070	3/26/2006	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	222790	0042	6/30/2005	\$130,000	DOR RATIO
001	222790	0080	7/26/2005	\$200,000	DOR RATIO
001	222790	0080	7/27/2005	\$630,000	TEAR DOWN
001	222890	0095	5/17/2007	\$372,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	222890	0097	2/24/2005	\$129,763	DOR RATIO
001	222890	0120	4/26/2006	\$159,880	DOR RATIO
001	222890	0196	1/13/2006	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222890	0211	1/26/2005	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	264430	0041	5/7/2007	\$225,000	PREVIMP<=25K
001	264430	0043	5/7/2007	\$225,000	PREVIMP<=25K
001	264430	0045	3/31/2006	\$89,211	DOR RATIO
001	264430	0068	12/2/2005	\$215,000	DOR RATIO
001	264430	0068	9/19/2005	\$185,000	DOR RATIO
001	264490	0050	3/24/2005	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	264490	0110	9/1/2006	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	264490	0156	12/2/2005	\$142,779	DOR RATIO
001	279750	0115	12/4/2006	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	289010	0050	4/10/2007	\$319,130	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	311290	0090	4/5/2005	\$133,247	DOR RATIO
001	311290	0150	4/20/2006	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	330300	0100	3/14/2005	\$291,000	RATIO OUTLIER
001	330300	0180	10/19/2006	\$445,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	338090	0035	5/11/2007	\$414,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	500950	0030	12/21/2005	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	728390	0070	2/18/2005	\$281,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	728390	0130	11/30/2006	\$3,500	DOR RATIO
001	728390	0163	6/8/2006	\$413,500	NO MARKET EXPOSURE
001	728390	0540	1/3/2006	\$167,719	DOR RATIO
001	728390	0600	6/20/2005	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	728430	0015	12/8/2006	\$324,000	QUIT CLAIM DEED
001	728710	0086	6/21/07	\$440,000	DIAGNOSTIC OUTLIER
001	728710	0106	5/10/2005	\$214,000	DOR RATIO
001	728710	0106	11/1/2005	\$436,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	750750	0015	11/7/2006	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	799230	0005	7/1/2005	\$262,000	OBSOLESCENCE
001	816510	0040	11/9/2005	\$92,000	DOR RATIO
001	925090	0039	1/18/2007	\$104,100	DOR RATIO
001	925090	0039	1/18/2007	\$104,100	DOR RATIO
001	925090	0064	8/25/2005	\$392,850	SEGREGATION AND/OR MERGER
001	925090	0073	3/27/2007	\$189,741	PREVIMP<=25K
001	925090	0122	6/1/2005	\$195,000	NO MARKET EXPOSURE
003	012603	9060	5/31/2007	\$579,500	UNFINISHED AREA
003	012603	9060	8/9/2005	\$435,000	UNFINISHED AREA
003	012603	9178	1/20/2005	\$600,000	TEAR DOWN
003	012603	9585	9/8/2006	\$307,250	QUESTIONABLE PER APPRAISAL
003	040510	0170	4/27/2006	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	040510	0330	1/20/2005	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	040510	0370	7/30/2007	\$184,191	DOR RATIO
003	040510	0370	8/26/2005	\$326,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	064170	0080	10/5/2006	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122603	9071	3/22/2006	\$156,854	DOR RATIO
003	122603	9074	9/11/2006	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122603	9137	6/7/2005	\$381,623	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	310270	0080	6/8/2005	\$95,000	DOR RATIO
003	329370	0456	1/6/2006	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	619070	0516	9/12/2007	\$960,000	RATIO OUTLIER
003	619070	1112	9/11/2006	\$395,000	NON-REPRESENTATIVE SALE
003	619070	1480	7/20/2006	\$300,000	IMP COUNT
003	619070	1480	11/21/2005	\$225,000	IMP COUNT
003	619070	1481	8/24/2005	\$320,000	NO MARKET EXPOSURE
003	670100	0020	7/21/2005	\$20,000	DOR RATIO
003	727930	0043	1/18/2007	\$40,000	DOR RATIO
003	727930	0046	9/12/2005	\$312,000	ONLY FAIR CONDITION SALE
003	728230	0050	10/24/2005	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	728230	0050	5/3/2005	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	728230	0120	3/29/2005	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	728230	0170	3/24/2006	\$284,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	728290	0040	7/13/2005	\$220,000	1031 TRADE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	728290	0040	9/27/2005	\$29,000	DOR RATIO
003	728290	0045	6/21/2005	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	728290	0045	9/12/2005	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	750800	0030	2/18/2005	\$341,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	781890	0110	7/28/2005	\$85,424	DOR RATIO
003	781890	0110	8/30/2006	\$170,475	DOR RATIO
003	896330	0005	9/19/2006	\$167,036	DOR RATIO
003	954010	0070	12/23/2005	\$270,100	DOR RATIO
003	954010	0075	7/19/2006	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182604	9212	6/5/07	\$445,000	DIAGNOSTIC OUTLIER
004	072604	9287	3/2/2006	\$715,000	QUESTIONABLE PER APPRAISAL
004	132603	9004	9/13/2005	\$375,000	SEGREGATION AND/OR MERGER
004	132603	9034	7/20/2005	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	132603	9038	12/27/2005	\$61,718	DOR RATIO
004	132603	9065	11/7/2005	\$235,000	NON-REPRESENTATIVE SALE
004	161730	0045	5/2/2006	\$68,400	DOR RATIO
004	161730	0045	5/2/2006	\$327,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	182604	9010	6/22/2005	\$101,667	DOR RATIO
004	182604	9212	2/8/2007	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182604	9303	8/26/2005	\$278,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182604	9380	12/12/2006	\$334,375	BANKRUPTCY - RECEIVER OR TRUSTEE
004	182604	9397	11/28/2007	\$615,000	UNFINISHED AREA
004	182604	9509	9/28/2005	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182604	9512	1/8/2005	\$376,000	RELOCATION - SALE TO SERVICE
004	282710	0075	3/31/2005	\$190,000	TEAR DOWN
004	282710	0110	5/25/2005	\$215,000	ONLY GRADE 5 SALE
004	282710	0115	7/14/2005	\$54,520	DOR RATIO
004	321130	0040	5/14/2007	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	329370	0183	3/9/2005	\$64,000	DOR RATIO
004	329370	0270	3/31/2005	\$367,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	329920	0050	7/12/2005	\$414,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	329970	0096	6/23/2006	\$300,000	QUESTIONABLE PER APPRAISAL
004	329970	0180	6/6/2007	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	432570	0035	11/1/2007	\$400,000	QUIT CLAIM DEED
004	432570	0035	11/2/2007	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	432570	0070	6/29/2007	\$86,470	DOR RATIO
004	522030	0107	4/4/2005	\$68,519	DOR RATIO
004	522030	0170	3/2/2005	\$488,580	IMP COUNT
004	619070	0217	10/23/2005	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	619070	1355	2/20/2007	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	671310	0041	9/23/2005	\$180,000	DOR RATIO
004	671370	0060	12/9/2005	\$150,000	DOR RATIO
004	671370	0150	5/27/2005	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	671370	0165	2/11/2005	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	671370	0190	11/17/2005	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	728650	0056	7/26/2007	\$550,000	OBSOLESCENCE
004	728770	0035	8/29/2005	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	728770	0040	12/16/2005	\$465,000	QUESTIONABLE PER APPRAISAL
004	728770	0055	7/18/2005	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	740100	0130	5/25/2005	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	740100	0150	1/20/2005	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	914110	0015	11/29/2005	\$339,167	RELATED PARTY, FRIEND, OR NEIGHBOR
004	914110	0050	5/24/2007	\$1,000,000	BUILDER, DEVELOPER SALES
004	914110	0095	8/25/2006	\$53,333	DOR RATIO
004	914110	0165	6/6/2005	\$391,950	IMP COUNT
004	914110	0190	6/16/2005	\$410,000	TEAR DOWN
004	914110	0215	10/4/2006	\$425,000	QUESTIONABLE PER APPRAISAL
004	914110	0245	3/3/2006	\$275,000	OBSOLESCENCE
004	923830	0020	2/15/2005	\$206,000	NO MARKET EXPOSURE
004	930430	0175	4/14/2006	\$599,950	IMP COUNT
004	931030	0165	11/14/2006	\$515,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	931030	0170	11/15/2006	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	937170	0026	8/25/2005	\$265,000	PREVIMP<=25K
004	937170	0085	6/2/2005	\$347,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	937170	0085	3/2/2006	\$290,000	QUESTIONABLE PER APPRAISAL
004	937170	0101	8/2/2007	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	937170	0150	2/14/2005	\$255,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	937170	0172	4/14/2005	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	937230	0055	9/7/2006	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	951110	0025	3/15/2005	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	951110	0072	9/23/2005	\$180,000	DOR RATIO
004	951110	0072	6/9/2005	\$100,000	DOR RATIO

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*



King County

Department of Assessments

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Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr