

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Lake City / 8

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1025

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$154,700	\$203,900	\$358,600	\$400,200	89.6%	13.72%
2008 Value	\$169,300	\$226,100	\$395,400	\$400,200	98.8%	13.43%
Change	+\$14,600	+\$22,200	+\$36,800		+9.2%	-0.29%
% Change	+9.4%	+10.9%	+10.3%		+10.3%	-2.11%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -2.11% 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	\$162,500	\$196,800	\$359,300
2008 Value	\$177,800	\$220,300	\$398,100
Percent Change	+9.4%	+11.9%	+10.8%

Number of one to three unit residences in the Population: 6492

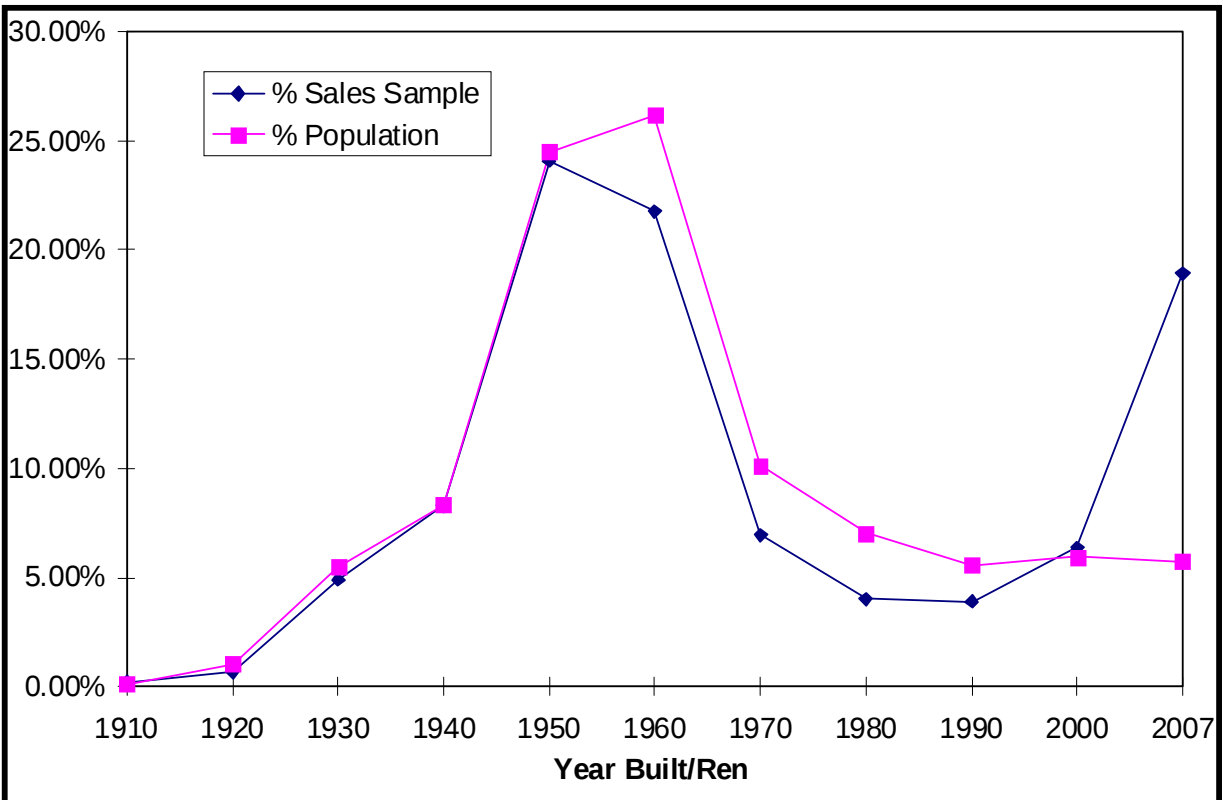
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems, present use and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, detached homes (not town houses) in sub area 1 were found to be at a lower assessment rate than the general population. Also town houses were found to be at a higher assessment rate than the general population. 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	2	0.20%
1920	7	0.68%
1930	50	4.88%
1940	85	8.29%
1950	247	24.10%
1960	223	21.76%
1970	71	6.93%
1980	41	4.00%
1990	40	3.90%
2000	65	6.34%
2007	194	18.93%
	1025	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	68	1.05%
1930	355	5.47%
1940	541	8.33%
1950	1590	24.49%
1960	1700	26.19%
1970	658	10.14%
1980	455	7.01%
1990	362	5.58%
2000	385	5.93%
2007	370	5.70%
	6492	

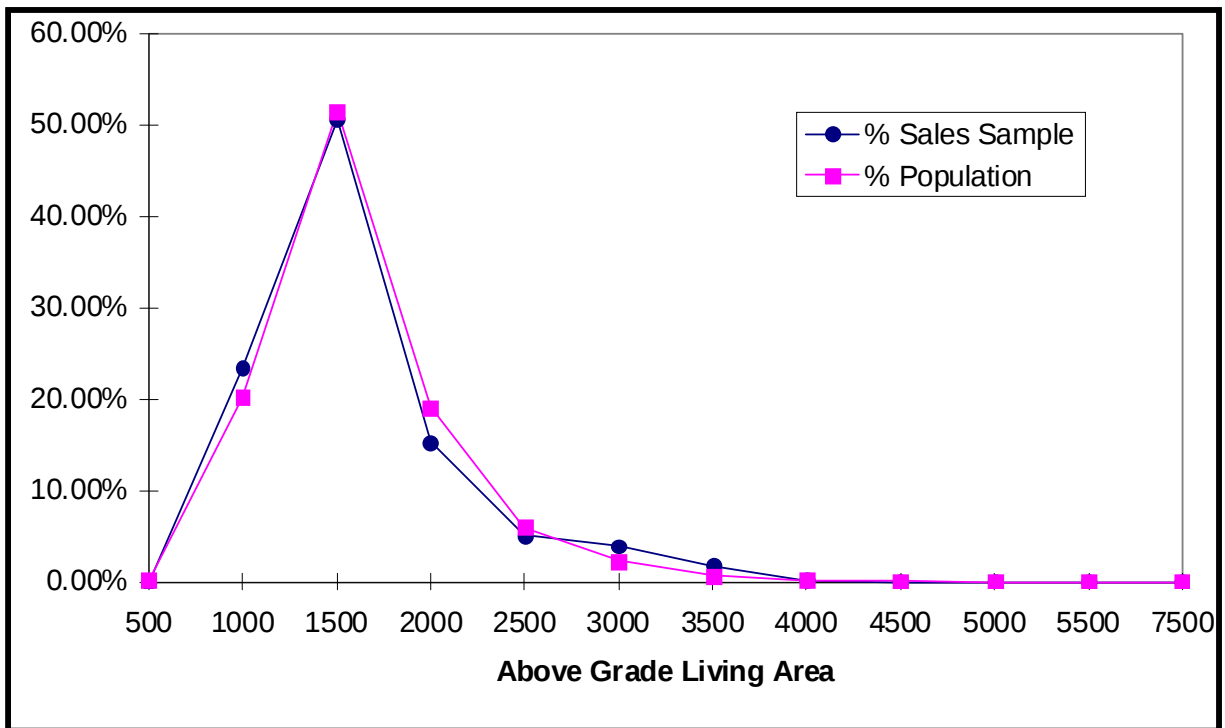


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	239	23.32%
1500	518	50.54%
2000	156	15.22%
2500	52	5.07%
3000	40	3.90%
3500	18	1.76%
4000	2	0.20%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1025	

Population		
AGLA	Frequency	% Population
500	9	0.14%
1000	1308	20.15%
1500	3341	51.46%
2000	1238	19.07%
2500	387	5.96%
3000	147	2.26%
3500	45	0.69%
4000	13	0.20%
4500	3	0.05%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	6492	

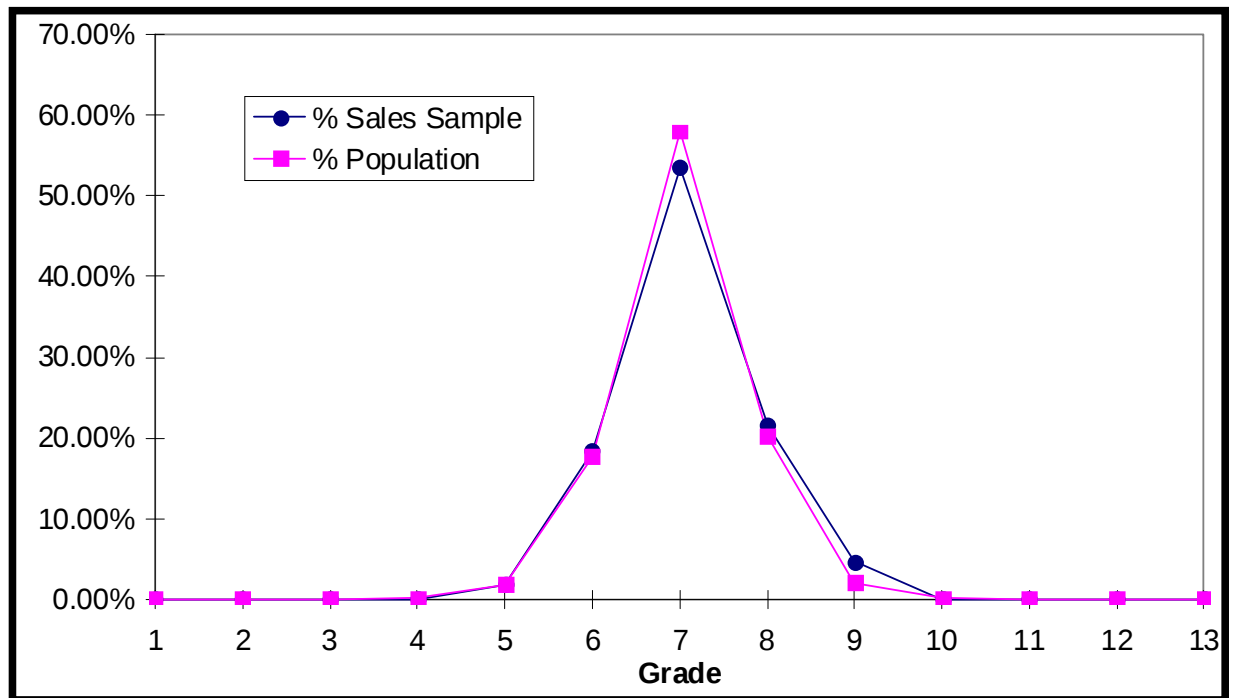


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

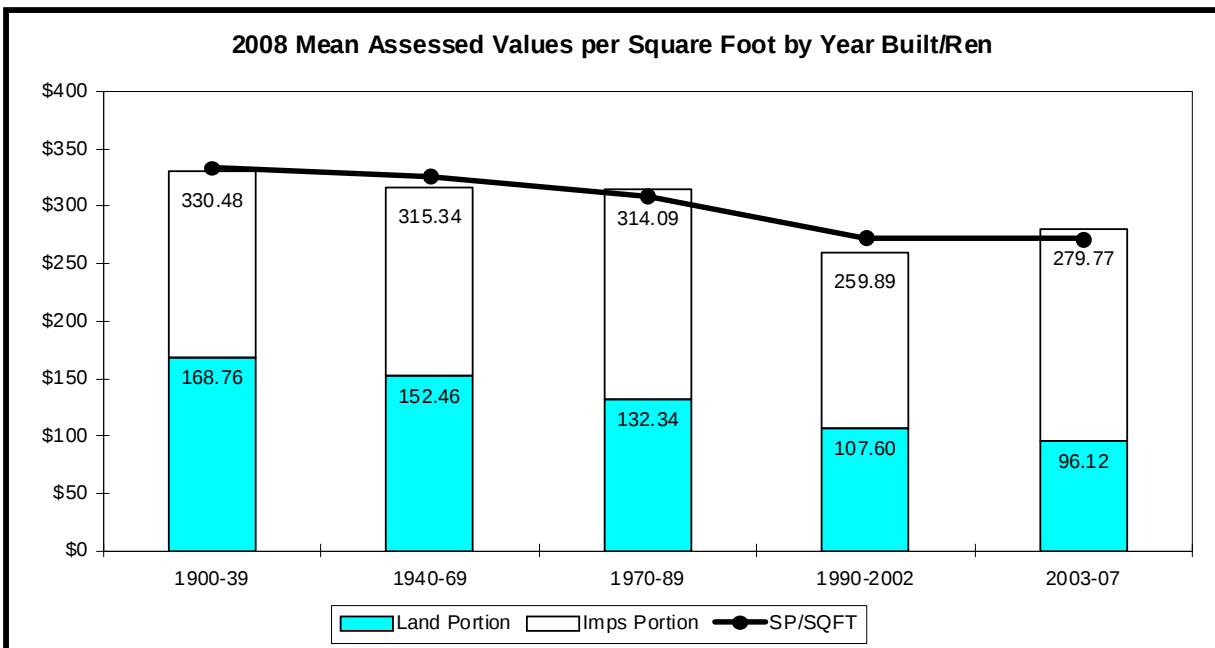
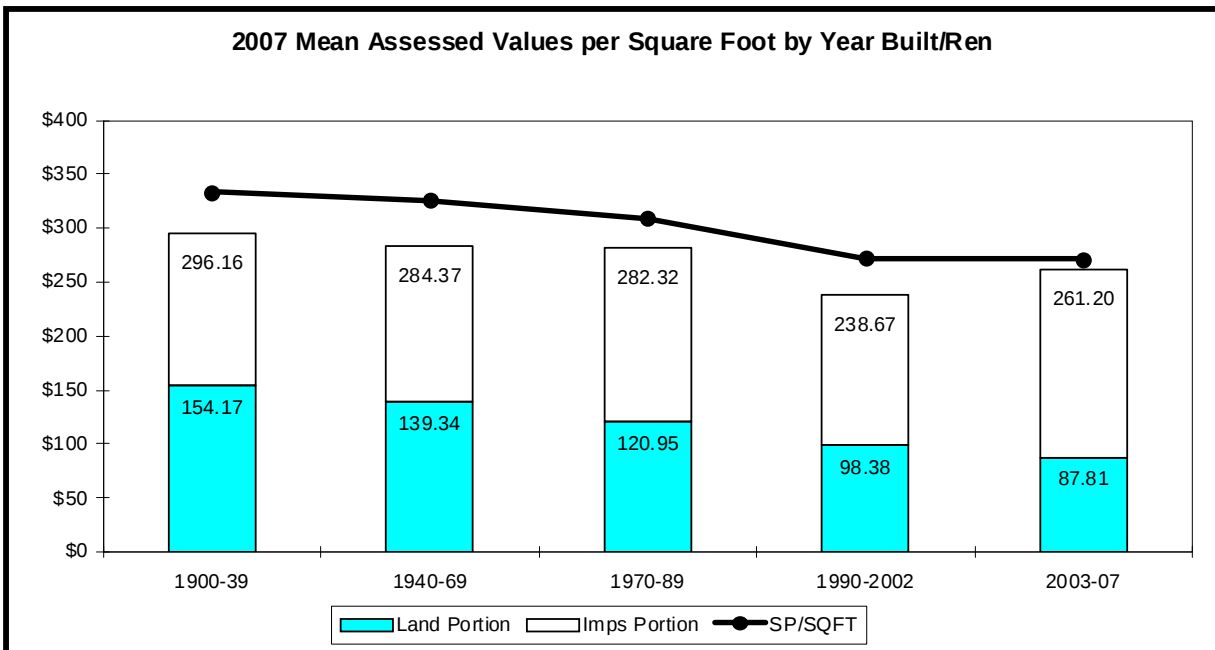
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	18	1.76%
6	189	18.44%
7	549	53.56%
8	221	21.56%
9	48	4.68%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1025		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.09%
5	122	1.88%
6	1148	17.68%
7	3765	57.99%
8	1309	20.16%
9	134	2.06%
10	7	0.11%
11	1	0.02%
12	0	0.00%
13	0	0.00%
6492		



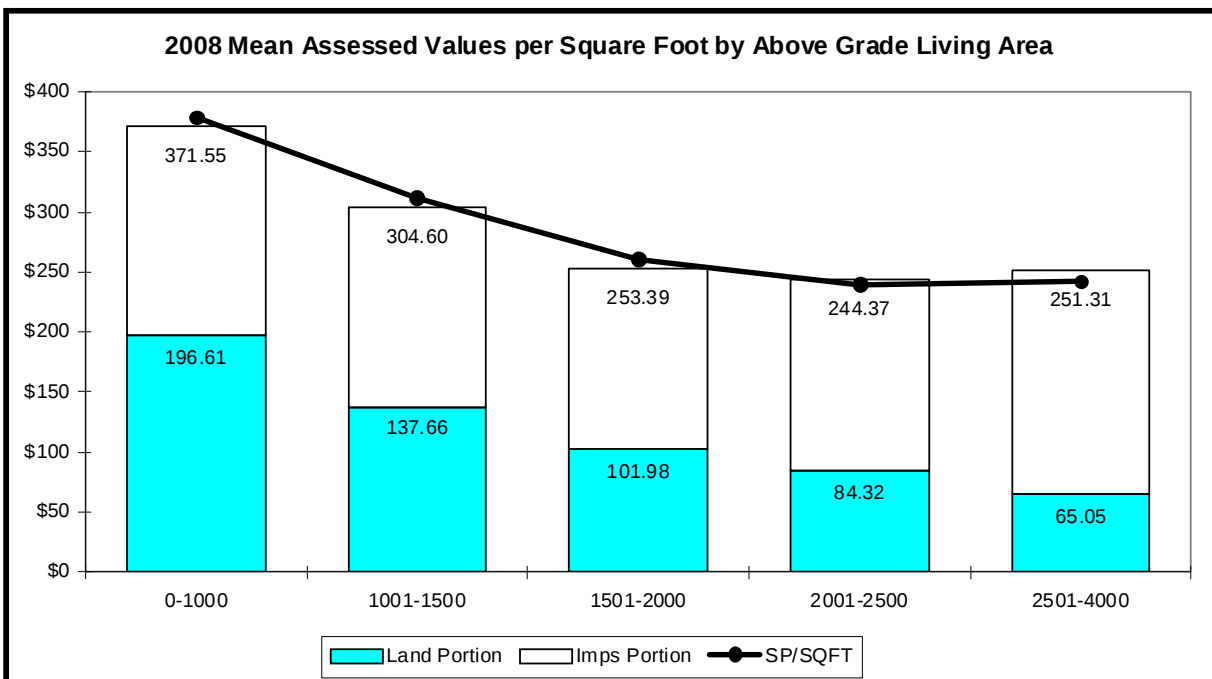
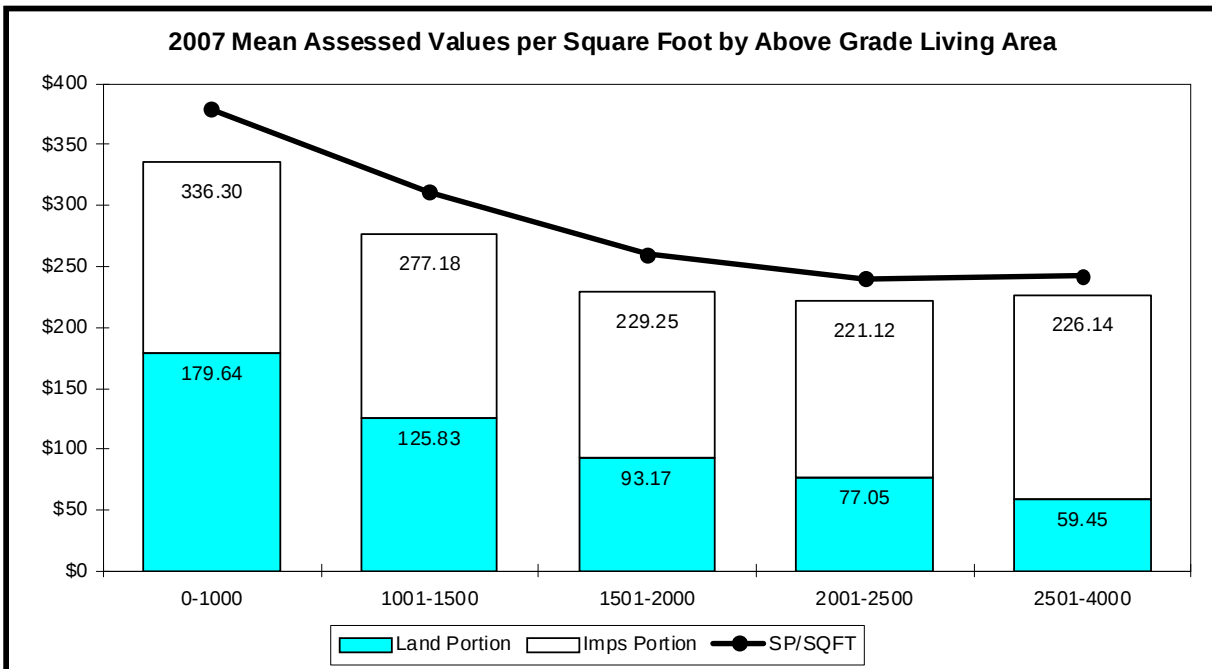
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



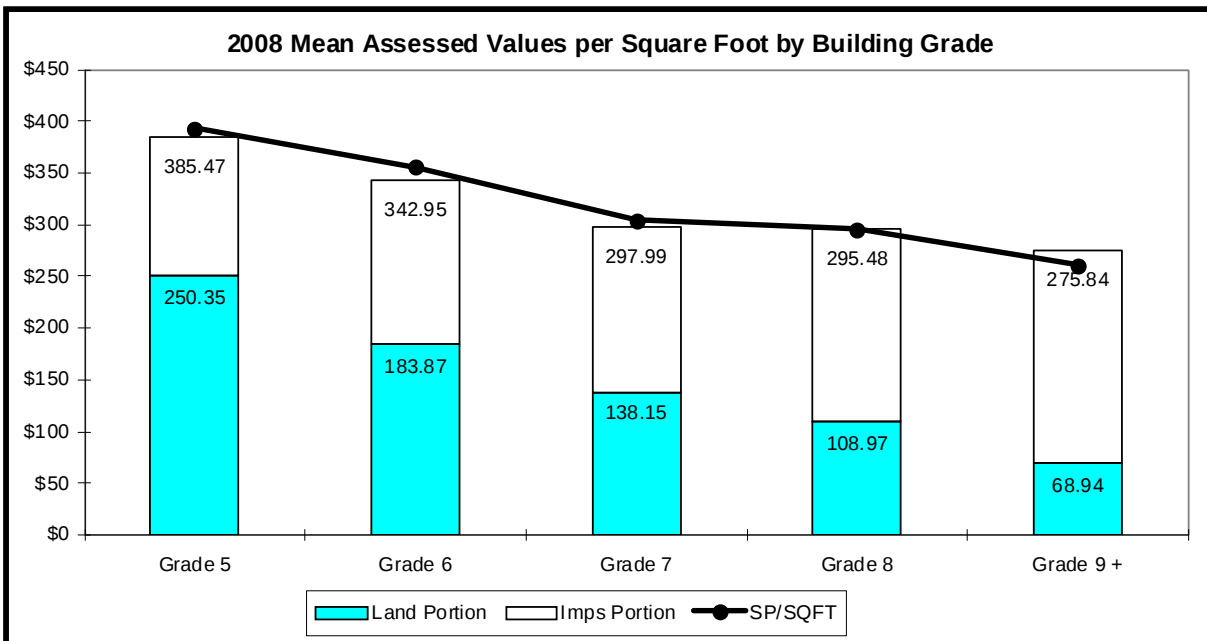
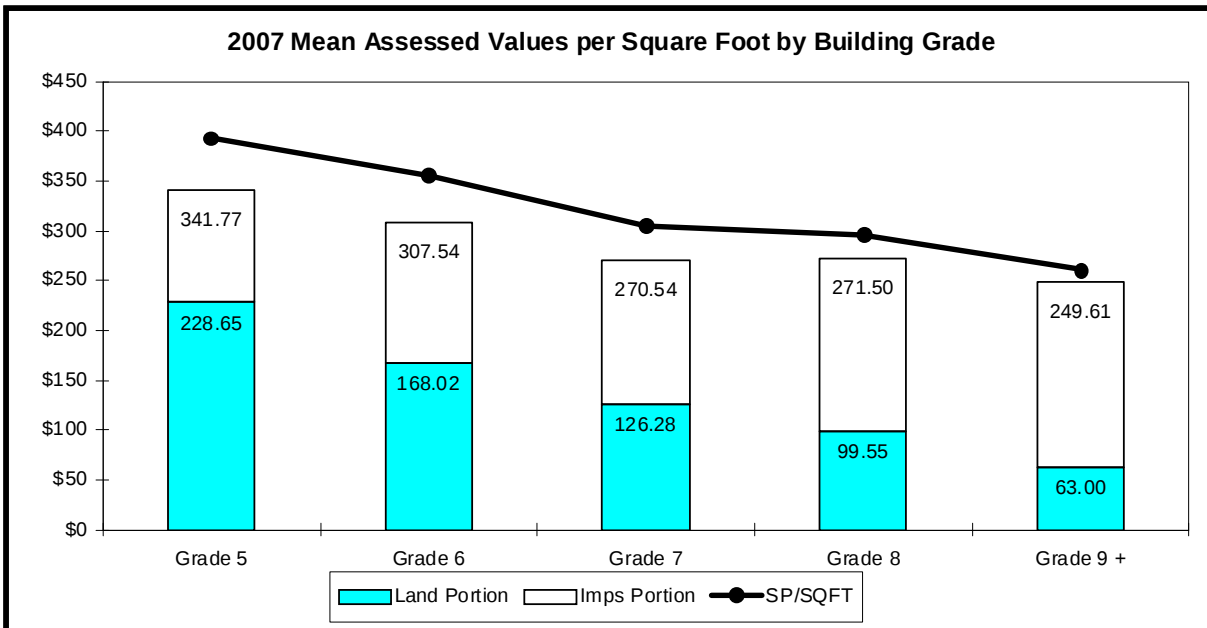
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

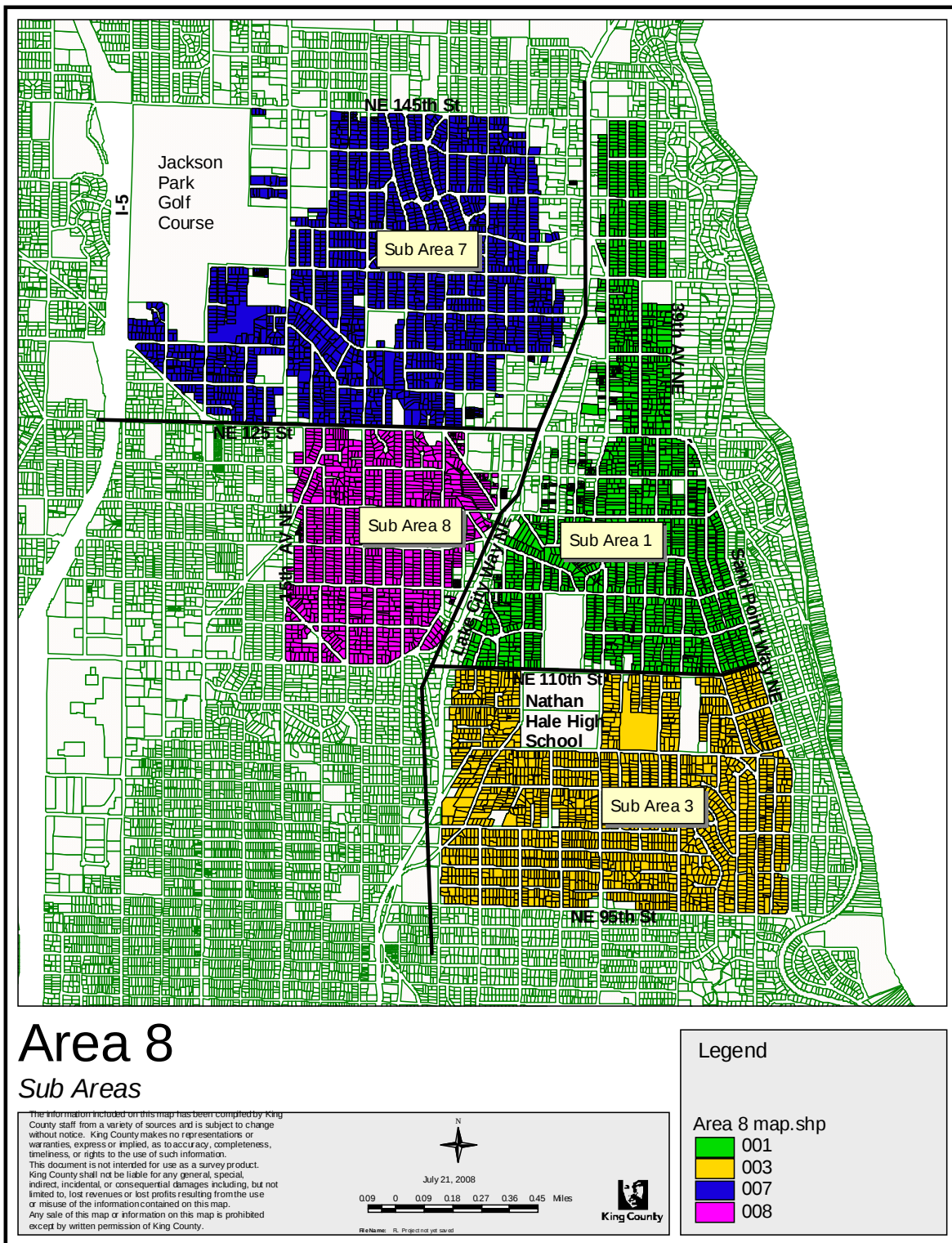


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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. 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: July 21, 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 1/2005 through 12/2007 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

Based on the 11 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.4% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.098, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living 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 1025 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, detached single family homes in sub area 1 were found to have lower assessment level than the rest of area 8 and town houses were found to have a higher assessment level than the rest of area 8.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value/[0.9106827+0.04443179 if improved with a Town House and -0.04580681 if located in sub area 1 and not improved with a Town House].

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

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 in sub area 3, 7 or 8, the Total % Change indicated by the sales sample is used to arrive at new total value $(\text{Previous Total Value} * 1.098) - (\text{New Land Value}) = \text{New Improvement Value}$.
- *If multiple houses exist on a parcel in sub area 1, the Total % Change indicated by the sales sample is used to arrive at new total value $(\text{Previous Total Value} * 1.156) - (\text{New Land Value}) = \text{New Improvement Value}$.
- *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. $(\text{Previous Total Value} * 1.098) - (\text{New Land Value}) = \text{New Improvement Value}$.
- *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. $(\text{Previous Land value} * 1.00 \text{ Or } \text{Previous Improvement value} * 1.00)$
- *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 Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.098, 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 8 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)

9.81%

Subarea 1 not town house	Yes
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% Adjustment	5.82%
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Town house	Yes
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% Adjustment	-5.11%
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Comments

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

For instance, a parcel in subarea 1 & not a town house would *approximately* receive a 15.63% upward adjustment (9.81% +5.82%). 1542 parcels in the improved population would receive this adjustment. There were 218 sales during 2005, 2006 & 2007.

Also a parcel in area 8 that is improved with a town house would approximately receive a 4.7% upward adjustment (9.81% -5.11%). 264 parcels in the improved population would receive this adjustment. There were 137 sales during 2005, 2006 & 2007.

Generally town house parcels were at a higher assessment level than the rest of the population. Non town house parcels in Subarea 1 were at a lower assessment level than the average. This model corrects for these strata differences.

72% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 8 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.
5	18	0.879	0.991	12.7%	0.924	1.057
6	189	0.867	0.966	11.5%	0.946	0.987
7	549	0.887	0.978	10.3%	0.967	0.989
8	221	0.913	0.998	9.3%	0.982	1.014
9	48	0.957	1.058	10.5%	1.013	1.103
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1939	118	0.887	0.990	11.6%	0.965	1.015
1940-1969	561	0.873	0.968	10.9%	0.957	0.979
1970-1989	80	0.917	1.020	11.2%	0.987	1.052
1990-2002	78	0.886	0.968	9.2%	0.937	0.999
>2002	188	0.955	1.034	8.3%	1.017	1.051
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	714	0.907	0.996	9.8%	0.986	1.006
Good	270	0.867	0.966	11.4%	0.949	0.982
Very Good	41	0.881	0.980	11.3%	0.938	1.023
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	666	0.878	0.974	11.0%	0.964	0.984
1.5	99	0.871	0.968	11.2%	0.941	0.995
2	209	0.940	1.024	9.0%	1.005	1.044
3	51	0.974	1.026	5.4%	0.998	1.054
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1-1000	239	0.891	0.983	10.4%	0.966	1.000
1001-1500	518	0.891	0.979	9.9%	0.968	0.990
1501-2000	156	0.881	0.974	10.5%	0.952	0.995
2001-2500	52	0.924	1.021	10.5%	0.981	1.061
> 2500	60	0.935	1.039	11.1%	1.002	1.076

Area 8 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.

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1013	0.895	0.987	10.3%	0.979	0.995
Y	12	0.965	1.059	9.7%	0.966	1.152
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1025	0.896	0.988	10.3%	0.980	0.996
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	283	0.874	0.990	13.2%	0.974	1.006
3	220	0.900	0.987	9.7%	0.969	1.005
8	180	0.919	1.001	8.8%	0.981	1.020
7	342	0.898	0.980	9.2%	0.966	0.994
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1-3000	147	0.953	1.000	5.0%	0.979	1.021
3001-5000	24	0.842	0.952	13.0%	0.897	1.006
05001-8000	485	0.890	0.988	11.0%	0.976	0.999
8001-12000	340	0.890	0.987	10.9%	0.973	1.002
> 12000	29	0.880	0.976	10.9%	0.908	1.045
Town house Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	887	0.890	0.987	11.0%	0.978	0.996
Y	138	0.948	0.991	4.6%	0.970	1.012
Sub Area 1 Not Town house Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	808	0.908	0.989	0.089	0.980	0.998
Y	217	0.853	0.984	0.155	0.966	1.003

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2007	Date of Report: 7/28/2008	Sales Dates: 1/2005 - 12/2007
Area Area 8 - Lake City	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1025		
Mean Assessed Value	358,600		
Mean Sales Price	400,200		
Standard Deviation AV	103,698		
Standard Deviation SP	117,052		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.907		
Median Ratio	0.904		
Weighted Mean Ratio	0.896		
UNIFORMITY			
Lowest ratio	0.595		
Highest ratio:	1.286		
Coefficient of Dispersion	11.20%		
Standard Deviation	0.124		
Coefficient of Variation	13.72%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.894		
Upper limit	0.913		
95% Confidence: Mean			
Lower limit	0.899		
Upper limit	0.914		
SAMPLE SIZE EVALUATION			
N (population size)	6492		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.124		
Recommended minimum:	25		
Actual sample size:	1025		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	524		
# ratios above mean:	501		
z:	0.718		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.60	30
0.70	188
0.80	277
0.90	298
1.00	166
1.10	53
1.20	11
1.30	2
1.40	1
1.50	1

COMMENTS:

1 to 3 Unit Residences throughout area 8

COMMENTS:

1 to 3 Unit Residences throughout area 8

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2008	Date of Report: 7/28/2008	Sales Dates: 1/2005 - 12/2007																				
Area Area 8 - Lake City	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																				
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70 - 0.80</td><td>59</td></tr><tr><td>0.80 - 0.90</td><td>183</td></tr><tr><td>0.90 - 1.00</td><td>300</td></tr><tr><td>1.00 - 1.10</td><td>249</td></tr><tr><td>1.10 - 1.20</td><td>155</td></tr><tr><td>1.20 - 1.30</td><td>59</td></tr><tr><td>1.30 - 1.40</td><td>14</td></tr><tr><td>1.40 - 1.50</td><td>3</td></tr><tr><td>1.50 - 1.60</td><td>0</td></tr></tbody></table>		Ratio Range	Frequency	0.70 - 0.80	59	0.80 - 0.90	183	0.90 - 1.00	300	1.00 - 1.10	249	1.10 - 1.20	155	1.20 - 1.30	59	1.30 - 1.40	14	1.40 - 1.50	3	1.50 - 1.60	0
Ratio Range	Frequency																						
0.70 - 0.80	59																						
0.80 - 0.90	183																						
0.90 - 1.00	300																						
1.00 - 1.10	249																						
1.10 - 1.20	155																						
1.20 - 1.30	59																						
1.30 - 1.40	14																						
1.40 - 1.50	3																						
1.50 - 1.60	0																						
Sample size (n)	1025																						
Mean Assessed Value	395,400																						
Mean Sales Price	400,200																						
Standard Deviation AV	115,650																						
Standard Deviation SP	117,052																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.999																						
Median Ratio	0.992																						
Weighted Mean Ratio	0.988																						
UNIFORMITY																							
Lowest ratio	0.673																						
Highest ratio:	1.417																						
Coefficient of Dispersion	10.83%																						
Standard Deviation	0.134																						
Coefficient of Variation	13.43%																						
Price Related Differential (PRD)	1.011																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.983																						
Upper limit	1.000																						
95% Confidence: Mean																							
Lower limit	0.990																						
Upper limit	1.007																						
SAMPLE SIZE EVALUATION																							
N (population size)	6492																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.134																						
Recommended minimum:	29																						
Actual sample size:	1025																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	536																						
# ratios above mean:	489																						
z:	1.468																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 8

Both assessment level and uniformity have been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 8

Both assessment level and uniformity have been improved by application of the recommended values.

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 8
(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	407780	0557	3/15/06	\$235,000	520	0	5	1980	3	7490	N	N	11029 36TH AVE NE
001	383400	0905	9/10/07	\$328,000	580	0	5	1942	4	8147	N	N	13558 37TH AVE NE
001	407780	0453	2/16/06	\$285,500	630	0	5	1964	3	7727	N	N	11311 ALTON AVE NE
001	407780	0475	7/15/05	\$283,000	640	0	5	1939	3	7455	N	N	11317 40TH AVE NE
001	383400	0140	7/26/06	\$255,000	670	0	5	1950	3	8891	N	N	13757 39TH AVE NE
001	882090	3370	7/20/07	\$255,000	670	0	5	1942	3	7312	N	N	11733 40TH AVE NE
001	882090	3401	9/13/06	\$255,000	720	0	5	1924	3	7475	N	N	11704 38TH AVE NE
001	383400	0190	5/23/05	\$269,950	740	0	5	1951	4	5747	N	N	13702 37TH AVE NE
001	882090	3335	7/18/05	\$250,000	780	0	5	1938	3	7946	N	N	11749 40TH AVE NE
001	882090	3535	11/28/06	\$335,000	1120	0	5	1938	3	10446	N	N	11723 38TH AVE NE
001	882290	1320	6/15/05	\$245,000	580	0	6	1941	4	3180	N	N	3316 NE 120TH ST
001	882090	0730	10/4/05	\$250,000	640	0	6	1938	3	10445	N	N	12338 36TH AVE NE
001	407780	0531	9/20/06	\$294,000	670	0	6	1951	4	7200	N	N	3616 NE 110TH ST
001	882090	0304	7/15/05	\$266,000	700	0	6	1939	4	4586	N	N	12335 SAND POINT WAY NE
001	890300	0075	2/14/06	\$309,000	740	0	6	1942	4	3107	N	N	2803 NE 115TH ST
001	344800	1951	3/23/07	\$260,000	760	0	6	1925	4	7026	N	N	11549 30TH AVE NE
001	075200	0050	8/1/06	\$370,000	770	200	6	1926	4	5280	N	N	11328 30TH AVE NE
001	383400	0230	11/21/06	\$329,950	780	0	6	1940	3	6788	N	N	13734 37TH AVE NE
001	393590	0285	11/4/05	\$317,000	780	0	6	1942	3	7414	N	N	11325 ALTON AVE NE
001	145410	0163	1/6/05	\$224,000	800	0	6	1949	4	6092	N	N	3528 NE 125TH ST
001	882090	0572	1/20/05	\$245,000	820	0	6	1957	4	5957	N	N	3625 NE 125TH ST
001	075100	0045	6/20/06	\$390,000	820	0	6	1924	4	8385	N	N	11050 34TH AVE NE
001	882090	0670	12/18/06	\$400,500	820	240	6	1940	4	5223	N	N	12303 38TH AVE NE
001	882090	1285	2/28/06	\$275,000	820	340	6	1929	4	7807	N	N	12046 38TH AVE NE
001	075100	0065	12/26/06	\$400,000	830	120	6	1947	3	7740	N	N	11045 35TH AVE NE
001	075100	0145	3/31/05	\$312,200	830	120	6	1948	3	7740	N	N	11350 34TH AVE NE
001	081400	0020	6/20/07	\$398,000	830	0	6	1944	4	7000	N	N	11529 SAND POINT WAY NE
001	932480	0110	9/26/06	\$408,000	860	0	6	1940	4	8102	N	N	14357 36TH AVE NE
001	932480	0120	8/10/05	\$231,500	870	0	6	1930	4	8126	N	N	14052 35TH AVE NE
001	399270	0523	4/25/06	\$299,000	870	0	6	1949	4	7227	N	N	11564 ALTON AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	145410	0051	8/3/06	\$290,000	880	700	6	1940	3	5601	N	N	13029 A 37TH AVE NE
001	344800	0775	6/26/06	\$329,500	890	0	6	1949	3	6050	N	N	3223 NE 120TH ST
001	399320	0030	2/21/06	\$410,000	890	0	6	1947	4	6350	N	N	11535 40TH AVE NE
001	383400	0195	4/5/06	\$321,000	900	0	6	1948	5	4800	N	N	3710 NE 137TH ST
001	882090	3025	8/16/05	\$285,000	900	0	6	1937	4	7733	N	N	11730 BARTLETT AVE NE
001	407780	0458	4/6/06	\$309,600	910	0	6	1928	4	7985	N	N	11313 ALTON AVE NE
001	882090	0330	2/5/07	\$296,000	910	0	6	1952	3	4756	N	N	12316 40TH AVE NE
001	882090	3080	4/12/05	\$274,000	910	0	6	1951	3	5759	N	N	11750 BARTLETT AVE NE
001	882090	3155	2/9/05	\$295,000	920	0	6	1942	3	5800	N	N	11725 BARTLETT AVE NE
001	344800	1975	10/18/05	\$298,000	930	0	6	1924	4	6600	N	N	11518 30TH AVE NE
001	399270	0530	4/22/05	\$320,000	930	0	6	1947	4	7227	N	N	11550 ALTON AVE NE
001	882090	0828	3/26/07	\$383,000	960	300	6	1940	3	9310	N	N	12341 36TH AVE NE
001	882090	0872	4/21/05	\$297,000	960	120	6	1947	4	9600	N	N	12307 36TH AVE NE
001	766370	0261	6/13/07	\$391,000	980	430	6	1946	3	7945	N	N	14315 35TH AVE NE
001	981170	0125	3/4/05	\$249,000	990	0	6	1925	3	6920	N	N	11017 31ST AVE NE
001	981170	0125	5/4/06	\$280,000	990	0	6	1925	3	6920	N	N	11017 31ST AVE NE
001	890250	0300	5/10/07	\$425,000	1000	0	6	1953	3	7200	N	N	11021 28TH AVE NE
001	933840	0035	3/9/07	\$400,000	1000	190	6	1949	3	6800	N	N	4216 NE 113TH ST
001	145410	0106	3/20/07	\$289,000	1010	0	6	1939	4	8800	N	N	12747 37TH AVE NE
001	399270	0034	3/7/06	\$426,700	1010	520	6	1941	4	6350	N	N	11551 36TH AVE NE
001	399270	0463	4/12/07	\$402,000	1030	870	6	1946	4	4994	N	N	4010 NE 115TH ST
001	399270	0522	12/20/07	\$365,000	1030	0	6	1951	4	6016	N	N	11532 ALTON AVE NE
001	393590	0198	12/13/05	\$444,000	1050	850	6	1942	5	6896	N	N	4230 NE 113TH ST
001	882090	2990	5/24/05	\$319,000	1050	0	6	1953	3	7733	N	N	11718 BARTLETT AVE NE
001	075200	0110	8/31/06	\$344,500	1060	0	6	1950	4	7920	N	N	11321 31ST AVE NE
001	882090	3471	11/16/06	\$367,500	1080	200	6	1938	4	6000	N	N	3637 NE 120TH ST
001	399320	0020	10/10/06	\$478,000	1090	500	6	1947	5	6350	N	N	11543 40TH AVE NE
001	407780	0223	6/21/07	\$395,000	1100	0	6	1957	3	5617	N	N	4025 NE 115TH ST
001	399270	0525	6/21/07	\$422,000	1120	0	6	1949	3	7200	N	N	11516 ALTON AVE NE
001	407780	0276	6/28/07	\$405,000	1180	0	6	1942	4	10080	N	N	11034 BARTLETT AVE NE
001	882090	0546	8/14/06	\$334,750	1180	0	6	1943	3	5745	N	N	3819 NE 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	890250	0320	4/26/06	\$400,000	1240	0	6	1953	4	6426	N	N	2702 NE 110TH ST
001	383400	0315	8/11/06	\$350,000	1260	0	6	1990	3	8825	N	N	13705 37TH AVE NE
001	383400	0745	8/11/06	\$338,000	1280	0	6	1946	4	8149	N	N	13515 37TH AVE NE
001	145360	2181	9/22/05	\$309,000	1300	380	6	1920	4	6251	N	N	13038 35TH AVE NE
001	145360	2181	8/1/07	\$340,000	1300	380	6	1920	4	6251	N	N	13038 35TH AVE NE
001	882090	3651	7/19/06	\$390,000	1300	0	6	1956	4	9440	N	N	11751 36TH AVE NE
001	981170	0045	9/19/05	\$309,247	1300	0	6	1938	4	7762	N	N	11026 30TH AVE NE
001	981170	0095	9/10/07	\$399,500	1320	0	6	1940	4	7420	N	N	3020 NE 110TH ST
001	407780	0427	8/3/06	\$400,000	1330	550	6	1947	4	9996	N	N	4021 NE 113TH ST
001	145410	0103	9/15/05	\$345,200	1340	0	6	1949	3	6126	N	N	3533 NE 130TH ST
001	981170	0140	4/3/06	\$399,950	1350	0	6	1947	3	8394	N	N	11027 31ST AVE NE
001	407780	0251	7/12/07	\$405,000	2180	300	6	1950	3	8340	N	N	11017 BARTLETT AVE NE
001	882090	1470	5/2/06	\$291,000	750	0	7	1952	5	4121	N	N	12022 40TH AVE NE
001	145410	0025	6/26/07	\$365,000	770	380	7	1954	3	6123	N	N	13217 37TH AVE NE
001	882090	1415	8/15/06	\$385,000	800	440	7	1987	3	3867	N	N	12001 BARTLETT AVE NE
001	882290	0115	3/22/07	\$319,950	800	400	7	1956	4	2622	N	N	3314 NE 123RD ST
001	882290	0110	4/5/07	\$319,950	800	400	7	1956	4	1948	N	N	3316 NE 123RD ST
001	882290	0111	3/20/07	\$319,950	800	400	7	1958	4	2013	N	N	3320 NE 123RD ST
001	882290	0112	4/4/07	\$326,000	800	400	7	1958	4	1941	N	N	3322 NE 123RD ST
001	882290	0113	6/1/07	\$319,950	800	400	7	1958	4	1926	N	N	3324 NE 123RD ST
001	882290	0114	6/1/07	\$310,000	800	400	7	1958	4	2308	N	N	3326 NE 123RD ST
001	344800	2160	1/24/06	\$372,000	820	530	7	1940	4	13113	N	N	3120 NE 117TH ST
001	344800	2160	12/13/06	\$400,000	820	530	7	1940	4	13113	N	N	3120 NE 117TH ST
001	383400	0890	3/8/05	\$296,000	890	0	7	1949	4	8148	N	N	13538 37TH AVE NE
001	407780	0514	6/23/05	\$315,000	890	0	7	1951	3	7200	N	N	3831 NE 113TH ST
001	393590	0237	6/21/06	\$378,000	910	0	7	1930	3	8800	N	N	11334 40TH AVE NE
001	145360	2022	10/17/05	\$251,000	920	0	7	1953	3	7200	N	N	13406 35TH AVE NE
001	145410	0155	6/22/05	\$343,000	930	930	7	1930	4	10000	N	N	12515 37TH AVE NE
001	882090	0658	3/22/05	\$340,000	950	130	7	1932	3	5223	N	N	3626 NE 123RD ST
001	145360	2240	11/10/05	\$333,000	960	0	7	1951	3	5001	N	N	3520 NE 130TH ST
001	882090	0993	8/29/05	\$325,000	960	0	7	1951	4	6400	N	N	3625 NE 123RD ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	344800	2295	10/11/05	\$350,000	970	340	7	1952	3	14376	N	N	11719 33RD PL NE
001	393590	0281	12/23/05	\$428,000	970	200	7	1951	4	9092	N	N	11327 ALTON AVE NE
001	932480	0175	6/28/05	\$353,950	970	0	7	1933	4	8139	N	N	14015 36TH AVE NE
001	882290	1070	8/12/05	\$269,500	1000	120	7	2005	3	1209	N	N	12019 C 32ND AVE NE
001	882290	1071	8/30/05	\$269,500	1000	120	7	2005	3	928	N	N	12019 A 32ND AVE NE
001	882290	1072	8/16/05	\$272,200	1000	120	7	2005	3	1238	N	N	12019 A 32ND AVE NE
001	882290	1073	9/8/05	\$267,000	1000	120	7	2005	3	1208	N	N	12017 C 32ND AVE NE
001	882290	1074	8/25/05	\$259,500	1000	120	7	2005	3	855	N	N	12017 B 32ND AVE NE
001	882290	1075	8/25/05	\$264,500	1000	120	7	2005	3	1154	N	N	12017 A 32ND AVE NE
001	344800	1787	11/1/05	\$335,000	1020	250	7	1998	3	806	N	N	11507 28TH AVE NE
001	145360	2414	9/21/06	\$331,300	1020	190	7	2003	3	1300	N	N	12558 C 35TH AVE NE
001	399270	0625	3/2/05	\$329,000	1020	500	7	1941	3	7554	N	N	11347 SAND POINT WAY NE
001	882090	1110	12/17/07	\$429,000	1020	210	7	1976	3	5223	N	N	12030 36TH AVE NE
001	344800	1789	7/26/07	\$325,000	1020	250	7	1998	3	1059	N	N	11509 28TH AVE NE
001	145360	2412	7/12/06	\$311,100	1020	190	7	2003	3	1308	N	N	12558 A 35TH AVE NE
001	344800	2285	2/23/06	\$450,000	1050	1050	7	1962	3	13468	N	N	11703 35TH AVE NE
001	407780	0438	11/30/06	\$400,000	1050	270	7	1951	4	8768	N	N	11007 ALTON AVE NE
001	890250	0311	11/30/05	\$322,500	1060	200	7	1953	4	10143	N	N	11012 27TH AVE NE
001	882090	1065	2/26/06	\$342,000	1060	0	7	1938	4	5446	N	N	3604 NE 120TH ST
001	882290	1020	8/16/07	\$319,000	1060	230	7	2004	3	1172	N	N	12020 C 31ST AVE NE
001	882290	1301	12/17/07	\$309,000	1060	220	7	2003	3	974	N	N	12020 B 33RD AVE NE
001	882290	1022	2/24/06	\$311,000	1060	230	7	2004	3	1203	N	N	12020 A 31ST AVE NE
001	882290	1024	3/24/05	\$243,000	1060	230	7	2004	3	886	N	N	12018 B 31ST AVE NE
001	882290	1025	1/3/05	\$249,900	1060	230	7	2004	3	1152	N	N	12018 C 31ST AVE NE
001	145410	0290	8/13/07	\$424,950	1070	0	7	1927	4	8568	N	N	12557 39TH AVE NE
001	145360	2286	6/22/06	\$296,000	1070	270	7	1997	3	1462	N	N	12742 F 35TH AVE NE
001	890300	0083	5/21/07	\$300,000	1080	330	7	1994	3	1395	N	N	2815 NE 115TH ST
001	145360	2281	9/20/05	\$289,000	1090	320	7	1997	3	2040	N	N	12742 35TH AVE NE
001	344800	1761	9/15/05	\$258,000	1100	270	7	2000	3	1146	N	N	11521 B 28TH AVE NE
001	882090	3610	8/13/07	\$531,000	1120	400	7	1962	3	10446	N	N	11730 36TH AVE NE
001	407780	0472	8/11/05	\$317,600	1130	0	7	1950	4	7970	N	N	3822 NE 113TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	882090	1475	6/1/06	\$379,900	1130	700	7	1973	3	4121	N	N	12024 40TH AVE NE
001	932480	0180	11/3/06	\$365,000	1130	300	7	1934	4	8137	N	N	14019 36TH AVE NE
001	981170	0139	9/19/05	\$352,000	1130	0	7	1980	3	7208	N	N	11025 31ST AVE NE
001	393590	0220	3/30/06	\$425,000	1140	450	7	1972	3	5400	N	N	11356 40TH AVE NE
001	882090	0564	11/9/06	\$423,000	1140	1140	7	1955	4	6898	N	N	12355 38TH AVE NE
001	882090	1495	8/23/05	\$325,900	1140	720	7	1987	3	4121	N	N	12040 40TH AVE NE
001	882090	1495	5/15/07	\$406,500	1140	720	7	1987	3	4121	N	N	12040 40TH AVE NE
001	882290	0072	4/25/07	\$256,000	1155	0	7	2007	3	1172	N	N	12322 A 33RD AVE NE
001	882290	0073	4/26/07	\$256,000	1155	0	7	2007	3	1172	N	N	12322 B 33RD AVE NE
001	145410	0162	2/23/07	\$310,000	1160	0	7	1949	4	6135	N	N	3532 NE 125TH ST
001	145360	2309	2/1/07	\$329,000	1160	270	7	1999	3	1650	N	N	12732 35TH AVE NE
001	145360	2310	5/23/06	\$310,500	1160	270	7	1999	3	1650	N	N	12734 35TH AVE NE
001	145360	2313	7/27/05	\$275,000	1160	270	7	1999	3	1650	N	N	12734 35TH AVE NE
001	145410	0384	1/3/05	\$322,500	1170	880	7	1960	4	9051	N	N	13044 37TH AVE NE
001	399270	0018	3/18/05	\$304,000	1180	420	7	1965	3	6769	N	N	11538 35TH AVE NE
001	145410	0307	12/13/05	\$332,000	1180	400	7	1968	4	8041	N	N	12729 39TH AVE NE
001	383400	0215	5/1/06	\$405,000	1180	0	7	1940	5	8146	N	N	13724 37TH AVE NE
001	399270	0215	11/15/07	\$340,000	1180	0	7	1984	3	3810	N	N	11535 39TH AVE NE
001	407780	0460	10/25/05	\$415,000	1180	550	7	1951	3	9349	N	N	11314 38TH AVE NE
001	890300	0014	12/1/05	\$289,950	1180	0	7	1949	3	6480	N	N	11345 28TH AVE NE
001	932480	0290	4/4/05	\$305,600	1180	0	7	1950	4	8133	N	N	14027 37TH AVE NE
001	407780	0556	10/2/06	\$395,000	1190	750	7	1993	3	7200	N	N	11019 36TH AVE NE
001	145410	0161	4/19/05	\$314,700	1200	0	7	1970	3	6178	N	N	3538 NE 125TH ST
001	399270	0380	2/1/06	\$358,500	1200	0	7	1931	3	5715	N	N	11514 39TH AVE NE
001	882090	3250	7/28/05	\$407,000	1200	0	7	1930	4	8242	N	N	11736 40TH AVE NE
001	981170	0150	9/13/05	\$375,000	1200	0	7	1965	4	9379	N	N	11047 31ST AVE NE
001	407780	0272	11/27/06	\$500,000	1210	0	7	1942	4	8992	N	N	11031 SAND POINT WAY NE
001	882290	1310	6/8/05	\$475,000	1210	120	7	1958	3	6600	N	N	12014 33RD AVE NE
001	882290	0625	2/27/06	\$400,000	1230	0	7	1938	4	4620	N	N	12331 32ND AVE NE
001	882090	1205	1/31/07	\$550,000	1240	480	7	1975	3	7000	N	N	3824 NE 120TH ST
001	145360	0901	4/2/07	\$270,000	1240	200	7	1996	3	1528	N	N	12711 B 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	145360	0900	11/14/07	\$250,000	1249	0	7	1996	3	1878	N	N	12711 A 35TH AVE NE
001	145360	0903	5/6/05	\$295,000	1249	0	7	1996	3	2018	N	N	12713 B 35TH AVE NE
001	344800	2020	11/20/06	\$415,000	1250	420	7	1948	3	6600	N	N	11531 31ST AVE NE
001	145410	0406	12/6/06	\$315,000	1260	0	7	1944	3	7501	N	N	13008 37TH AVE NE
001	399270	0078	7/6/06	\$350,000	1260	0	7	1950	4	6075	N	N	11547 38TH AVE NE
001	383400	0635	8/19/05	\$445,000	1270	570	7	1953	4	8149	N	N	13527 36TH AVE NE
001	882090	1120	4/19/07	\$396,000	1270	940	7	1992	3	8469	N	N	3621 NE 123RD ST
001	882290	0070	4/26/07	\$264,000	1274	0	7	2007	3	891	N	N	12324 B 33RD AVE NE
001	882290	0071	4/26/07	\$264,000	1274	0	7	2007	3	891	N	N	12324 A 33RD AVE NE
001	145360	2105	8/20/07	\$480,000	1290	920	7	1985	3	9802	N	N	13200 35TH AVE NE
001	399270	0022	5/30/07	\$465,000	1290	800	7	1968	3	6350	N	N	11515 36TH AVE NE
001	407780	0231	1/16/07	\$383,000	1290	0	7	1949	3	10048	N	N	11333 SAND POINT WAY NE
001	407780	0231	7/26/07	\$410,000	1290	0	7	1949	3	10048	N	N	11333 SAND POINT WAY NE
001	383400	0810	6/29/06	\$415,000	1300	0	7	1957	4	7696	N	N	3715 NE 137TH ST
001	383400	0415	11/14/07	\$417,000	1310	420	7	1951	3	8146	N	N	13717 36TH AVE NE
001	882290	0119	8/16/07	\$306,000	1310	0	7	2007	3	778	N	N	3310 B NE 123RD ST
001	882290	0120	8/24/07	\$279,950	1310	0	7	2007	3	779	N	N	3310 C NE 123RD ST
001	882290	0123	8/16/07	\$281,550	1310	0	7	2007	3	795	N	N	3312 B NE 123RD ST
001	407780	0222	10/13/05	\$316,000	1320	0	7	1950	4	8743	N	N	11346 BARTLETT AVE NE
001	407780	0222	4/21/06	\$414,000	1320	0	7	1950	4	8743	N	N	11346 BARTLETT AVE NE
001	407780	0259	9/27/05	\$319,000	1320	0	7	1952	4	7800	N	N	11040 ALTON AVE NE
001	407780	0259	4/28/06	\$392,000	1320	0	7	1952	4	7800	N	N	11040 ALTON AVE NE
001	932480	0240	3/21/05	\$295,950	1320	0	7	1941	4	8135	N	N	14028 36TH AVE NE
001	932480	0240	8/16/05	\$410,000	1320	0	7	1941	4	8135	N	N	14028 36TH AVE NE
001	882090	0825	6/26/07	\$483,500	1320	1000	7	1995	3	7578	N	N	12340 35TH AVE NE
001	145410	0152	10/25/06	\$450,000	1330	890	7	1996	3	7350	N	N	12529 37TH AVE NE
001	882290	1153	10/10/06	\$530,000	1330	1120	7	1926	4	6600	N	N	12044 32ND AVE NE
001	882290	0118	8/29/07	\$289,950	1330	0	7	2007	3	2085	N	N	3310 A NE 123RD ST
001	882290	0121	8/22/07	\$294,880	1330	0	7	2007	3	1071	N	N	3310 D NE 123RD ST
001	882290	0122	8/14/07	\$301,059	1330	0	7	2007	3	969	N	N	3312 A NE 123RD ST
001	882290	0124	8/6/07	\$293,000	1330	0	7	2007	3	1903	N	N	3312 C NE 123RD ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	344800	2231	5/22/06	\$360,000	1340	0	7	1956	3	5753	N	N	11509 34TH AVE NE
001	882190	0100	12/22/05	\$424,000	1340	790	7	2003	3	5553	N	N	12046 35TH AVE NE
001	145360	2288	9/13/05	\$286,000	1380	420	7	1997	4	1365	N	N	12742 D 35TH AVE NE
001	399270	0596	8/13/07	\$409,000	1390	0	7	1950	3	9000	N	N	11538 BARTLETT AVE NE
001	344800	2225	7/1/05	\$275,700	1410	0	7	1954	3	8465	N	N	11515 34TH AVE NE
001	399270	0145	7/19/06	\$400,000	1420	0	7	1956	4	8100	N	N	11526 36TH AVE NE
001	932480	0190	4/26/06	\$419,000	1420	670	7	1976	3	8133	N	N	14033 36TH AVE NE
001	383400	0650	4/10/07	\$499,950	1430	540	7	1956	3	8149	N	N	13511 36TH AVE NE
001	932480	0066	11/1/05	\$295,000	1440	0	7	1940	4	8115	N	N	14319 36TH AVE NE
001	932480	0066	10/10/06	\$399,000	1440	0	7	1940	4	8115	N	N	14319 36TH AVE NE
001	344800	0845	5/4/07	\$445,100	1460	840	7	1978	4	8321	N	N	11808 31ST PL NE
001	383400	0305	7/25/05	\$294,950	1460	0	7	1965	3	8146	N	N	13721 37TH AVE NE
001	145360	2160	7/17/06	\$418,500	1490	1490	7	1969	3	7545	N	N	13029 C 37TH AVE NE
001	882090	1275	2/28/06	\$429,500	1490	0	7	1916	4	7807	N	N	12042 38TH AVE NE
001	383400	0880	6/21/06	\$375,000	1500	0	7	1949	3	8149	N	N	13528 37TH AVE NE
001	344800	2025	12/29/05	\$427,000	1510	480	7	1946	4	5855	N	N	3015 NE 117TH ST
001	344800	2025	12/26/07	\$475,000	1510	480	7	1946	4	5855	N	N	3015 NE 117TH ST
001	407780	0589	4/23/07	\$529,950	1510	890	7	1962	4	9211	N	N	3512 NE 113TH ST
001	882090	2795	6/7/07	\$400,000	1520	0	7	1954	3	6912	N	N	4105 NE 120TH ST
001	399270	0561	3/26/07	\$427,000	1530	0	7	1949	5	7200	N	N	11504 BARTLETT AVE NE
001	882090	1200	5/20/05	\$360,000	1580	0	7	1939	5	6891	N	N	3826 NE 120TH ST
001	145360	2320	5/10/07	\$395,050	1590	0	7	2000	3	2126	N	N	12728 35TH AVE NE
001	145360	1501	9/22/05	\$415,000	1600	0	7	1954	3	6200	N	N	13251 35TH AVE NE
001	145410	0236	3/27/06	\$485,000	1600	0	7	1936	5	8050	N	N	12550 37TH AVE NE
001	383400	0460	10/13/05	\$364,950	1610	0	7	1926	4	9071	N	N	13744 35TH AVE NE
001	145410	0392	6/9/05	\$469,950	1620	1160	7	1963	4	8501	N	N	13038 37TH AVE NE
001	399270	0390	9/28/05	\$530,000	1630	0	7	1933	5	9525	N	N	11522 39TH AVE NE
001	145410	0375	1/24/07	\$442,000	1650	1400	7	1971	3	7201	N	N	13204 37TH AVE NE
001	393590	0350	4/12/05	\$370,000	1650	0	7	1947	5	6480	N	N	3927 NE 115TH ST
001	932480	0075	2/22/05	\$430,000	1690	0	7	1938	4	8112	N	N	14327 36TH AVE NE
001	145360	1525	3/7/06	\$515,000	1710	1200	7	1967	3	7050	N	N	13405 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
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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	407780	0229	1/20/06	\$459,000	1710	0	7	1950	4	6902	N	N	11326 BARTLETT AVE NE
001	882090	1485	1/19/06	\$350,000	1730	0	7	1995	3	4121	N	N	12034 40TH AVE NE
001	383400	0900	7/12/07	\$415,000	1770	0	7	1951	4	8147	N	N	13550 37TH AVE NE
001	344800	1921	4/14/06	\$366,000	1780	0	7	1924	5	5815	N	N	11517 30TH AVE NE
001	407780	0505	2/28/07	\$505,000	1820	1050	7	1964	3	8820	N	N	3908 NE 110TH ST
001	145360	1621	1/11/06	\$395,000	1830	0	7	1960	3	6000	N	N	13049 35TH AVE NE
001	882290	0385	1/27/05	\$407,500	1910	0	7	1955	4	6600	N	N	12319 33RD AVE NE
001	383400	0600	4/19/06	\$380,000	1990	0	7	1923	4	5039	N	N	13530 ERICKSON PL NE
001	890250	0330	10/26/06	\$478,500	2150	0	7	1973	3	9594	N	N	11033 27TH AVE NE
001	145360	1590	3/7/05	\$510,000	2310	1130	7	1974	3	7937	N	N	13217 35TH AVE NE
001	407780	0248	8/23/06	\$535,000	2420	1780	7	1947	5	7214	N	N	4231 NE 113TH ST
001	344800	1011	5/8/07	\$550,000	2580	760	7	1969	3	6395	N	N	3010 NE 117TH ST
001	407780	0497	10/24/07	\$544,000	3080	0	7	1983	3	10320	N	N	11032 38TH AVE NE
001	407780	0437	7/26/05	\$250,600	890	0	8	1951	3	7200	N	N	4034 NE 110TH ST
001	882290	1263	9/8/06	\$299,000	910	200	8	2006	3	894	N	N	12046 B 33RD AVE NE
001	882290	1222	7/7/06	\$321,500	916	231	8	2006	3	889	N	N	12049 B 33RD AVE NE
001	882290	1221	7/7/06	\$319,950	940	217	8	2006	3	1125	N	N	12049 C 33RD AVE NE
001	344800	2205	3/21/07	\$521,250	960	0	8	1930	4	14560	N	N	11525 34TH AVE NE
001	882290	1262	9/8/06	\$319,950	976	243	8	2006	3	1457	N	N	12046 A 33RD AVE NE
001	882290	1262	11/9/07	\$337,000	976	243	8	2006	3	1457	N	N	12046 A 33RD AVE NE
001	882290	1264	9/8/06	\$324,950	976	200	8	2006	3	1130	N	N	12046 C 33RD AVE NE
001	882290	1220	7/7/06	\$324,950	987	229	8	2006	3	1109	N	N	12049 A 33RD AVE NE
001	882290	1210	1/19/07	\$329,950	1030	0	8	2007	3	1173	N	N	12043 A 33RD AVE NE
001	882290	1223	7/7/06	\$325,000	1038	255	8	2006	3	1503	N	N	12047 A 33RD AVE NE
001	882290	1224	7/7/06	\$327,181	1038	255	8	2006	3	1475	N	N	12047 B 33RD AVE NE
001	882290	1212	3/1/07	\$321,750	1150	0	8	2007	3	880	N	N	12043 B 33RD AVE NE
001	882290	1215	3/27/07	\$324,950	1155	0	8	2007	3	1302	N	N	12041 C 33RD AVE NE
001	882290	1260	9/8/06	\$374,000	1160	286	8	2006	3	1826	N	N	12044 33RD AVE NE
001	882290	1261	12/28/06	\$370,000	1160	286	8	2006	3	1309	N	N	12042 33RD AVE NE
001	882290	1211	6/14/07	\$295,000	1170	0	8	2007	3	1174	N	N	12043 C 33RD AVE NE
001	882290	1293	4/4/06	\$360,000	1246	328	8	2006	3	1837	N	N	12026 A 33RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
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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	882290	1294	4/13/06	\$361,000	1246	328	8	2006	3	1422	N	N	12026 B 33RD AVE NE
001	882290	1213	3/19/07	\$317,950	1270	0	8	2007	3	1188	N	N	12041 A 33RD AVE NE
001	882290	1214	5/10/07	\$314,950	1270	0	8	2007	3	933	N	N	12041 B 33RD AVE NE
001	882290	1250	11/14/07	\$335,000	1345	0	8	2007	3	1234	N	N	12052 C 33RD AVE NE
001	882290	1252	11/15/07	\$324,950	1345	0	8	2007	3	1239	N	N	12052 A 33RD AVE NE
001	882290	1251	10/2/07	\$325,000	1357	0	8	2007	3	948	N	N	12052 B 33RD AVE NE
001	766370	0951	10/18/07	\$449,000	1410	940	8	2006	3	7945	N	N	14283 35TH AVE NE
001	766370	0951	5/11/06	\$535,000	1410	940	8	2006	3	7945	N	N	14283 35TH AVE NE
001	407780	0560	9/14/07	\$459,000	1440	0	8	1977	3	16731	N	N	11048 35TH AVE NE
001	407780	0496	4/12/05	\$445,000	1450	550	8	1970	4	8240	N	N	11027 39TH AVE NE
001	407780	0509	8/2/05	\$565,000	1520	630	8	1992	3	7800	N	N	11020 39TH AVE NE
001	344800	1025	10/27/05	\$450,000	1530	1070	8	1978	4	5839	N	N	3020 NE 117TH ST
001	663590	0021	5/7/07	\$483,000	1530	0	8	1950	3	11672	N	N	11516 34TH AVE NE
001	882090	0530	11/30/07	\$397,700	1560	0	8	1971	3	8400	N	N	12336 38TH AVE NE
001	882090	0745	5/17/06	\$490,000	1580	0	8	2005	3	10445	N	N	12352 36TH AVE NE
001	145410	0122	5/24/05	\$359,000	1640	0	8	1948	4	7201	N	N	12711 37TH AVE NE
001	882090	3605	11/19/07	\$521,500	1820	150	8	1952	3	10446	N	N	11726 36TH AVE NE
001	145360	2285	5/29/07	\$450,000	1910	0	8	1998	3	5280	N	N	12741 37TH AVE NE
001	393590	0330	4/25/05	\$580,000	2160	0	8	2005	3	7231	N	N	11333 40TH AVE NE
001	145360	2405	9/26/05	\$472,500	2180	1090	8	1967	3	8162	N	N	12550 35TH AVE NE
001	145360	2407	9/12/05	\$472,800	2180	1090	8	1967	3	9238	N	N	12552 35TH AVE NE
001	344800	2221	11/28/06	\$629,500	2539	0	8	2006	3	5001	N	N	11523 34TH AVE NE
001	145360	2425	8/6/07	\$770,000	2560	1280	8	1975	3	12900	N	N	12548 35TH AVE NE
001	344800	2220	4/14/06	\$615,000	2570	0	8	2004	3	5638	N	N	11521 34TH AVE NE
001	882090	3480	5/3/06	\$635,000	2860	0	8	2006	3	8087	N	N	3625 NE 120TH ST
001	882090	3090	5/26/05	\$555,000	2970	0	8	2005	3	5415	N	N	4019 NE 120TH ST
001	882090	3095	1/4/06	\$572,000	2970	0	8	2005	3	6260	N	N	4023 NE 120TH ST
001	383400	0475	11/24/06	\$580,000	3160	0	8	2006	3	8735	N	N	3505 NE 140TH ST
001	407780	0521	3/1/07	\$879,950	3190	1110	8	2006	3	8240	N	N	11023 39TH AVE NE
001	344800	2120	12/19/06	\$599,000	2040	560	9	2000	3	5005	N	N	11508 32ND AVE NE
001	407780	0511	9/1/06	\$710,000	2550	0	9	2006	3	7700	N	N	11045 40TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
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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	075200	0040	11/13/06	\$678,000	2550	800	9	2006	3	7931	N	N	11332 30TH AVE NE
001	075200	0035	11/9/06	\$650,000	2650	0	9	2006	3	7945	N	N	11336 30TH AVE NE
001	399270	0375	5/20/05	\$659,500	2820	0	9	2005	3	7200	N	N	3902 NE 115TH ST
001	407780	0270	4/13/06	\$755,000	2850	0	9	2003	3	7373	N	N	11035 BARTLETT AVE NE
001	407780	0421	3/21/05	\$669,000	3270	250	9	2004	3	6100	N	N	4016 NE 110TH ST
003	256830	0331	7/7/05	\$278,000	670	300	5	1947	3	7849	N	N	10331 FISCHER PL NE
003	407780	0397	9/11/07	\$285,000	710	0	5	1947	3	6300	N	N	4129 NE 107TH ST
003	256830	0050	10/12/05	\$349,950	660	660	6	1924	3	5250	N	N	2721 NE 103RD ST
003	805850	0022	7/22/05	\$300,000	670	0	6	1930	4	7399	N	N	10707 28TH AVE NE
003	167540	0040	3/5/05	\$300,000	790	0	6	1947	3	8100	N	N	9515 45TH AVE NE
003	256830	0048	2/3/06	\$400,217	820	820	6	1926	5	7250	N	N	2750 NE 103RD ST
003	955420	0120	8/24/05	\$325,000	820	0	6	1929	3	6879	N	N	3247 NE 98TH ST
003	167540	0025	3/14/05	\$362,000	830	0	6	1947	3	8100	N	N	9533 45TH AVE NE
003	167540	0045	6/16/06	\$387,500	830	0	6	1947	3	8100	N	N	9509 45TH AVE NE
003	407780	0312	12/20/05	\$320,000	860	0	6	1953	3	5400	N	N	10746 BARTLETT AVE NE
003	805850	0014	12/13/06	\$360,000	880	0	6	1933	3	7399	N	N	10703 28TH AVE NE
003	256830	0322	1/2/07	\$340,000	900	200	6	1947	4	8663	N	N	10341 FISCHER PL NE
003	282604	9109	7/11/05	\$339,950	950	0	6	1940	4	10550	N	N	2527 NE 107TH ST
003	262960	0035	8/28/06	\$419,950	980	700	6	1947	3	6042	N	N	9509 40TH AVE NE
003	054300	0040	10/19/06	\$400,000	990	0	6	1947	4	6277	N	N	9512 40TH AVE NE
003	955320	0215	1/2/07	\$400,000	1000	0	6	1930	3	5627	N	N	9538 32ND AVE NE
003	407430	0070	4/14/05	\$322,000	1020	0	6	1951	3	4733	N	N	9718 45TH AVE NE
003	156610	0750	5/31/05	\$400,000	1040	0	6	1941	4	8287	N	N	2750 NE 98TH ST
003	156610	0030	12/20/05	\$350,000	1060	0	6	1943	4	7842	N	N	9830 RAVENNA AVE NE
003	407320	0010	1/13/06	\$352,000	1060	0	6	1915	5	3600	N	N	4607 NE 97TH ST
003	262960	0010	8/4/05	\$455,000	1070	500	6	1946	3	7763	N	N	3832 NE 95TH ST
003	256880	0111	3/17/05	\$300,000	1100	0	6	1951	3	8954	Y	N	3229 NE 105TH ST
003	272604	9100	2/8/06	\$310,000	1150	0	6	1949	3	9685	N	N	4062 NE 107TH ST
003	407320	0123	10/23/06	\$424,000	1150	0	6	1953	4	7200	N	N	9716 46TH AVE NE
003	945520	0255	9/26/06	\$420,000	1150	0	6	1958	3	7800	N	N	10319 39TH AVE NE
003	262960	0015	2/27/06	\$385,000	1200	990	6	1947	3	8280	N	N	3836 NE 95TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
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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	272604	9099	5/4/07	\$410,000	1280	0	6	1949	3	10644	N	N	10504 35TH AVE NE
003	945520	0280	3/29/06	\$352,500	1300	0	6	1956	3	7800	N	N	3817 NE 105TH ST
003	945520	0310	8/30/07	\$394,100	1300	0	6	1948	3	7800	N	N	10338 39TH AVE NE
003	156610	0570	12/11/06	\$365,000	1340	630	6	1928	3	9282	N	N	2728 NE 96TH ST
003	256880	0240	7/19/07	\$395,000	1390	0	6	1931	4	6650	N	N	10040 32ND AVE NE
003	282604	9037	10/10/05	\$430,000	1890	0	6	1909	5	9900	N	N	10544 RAVENNA AVE NE
003	521020	0060	2/3/06	\$293,000	790	0	7	1920	3	7200	N	N	4010 NE 95TH ST
003	282604	9094	4/7/06	\$413,000	800	670	7	1941	5	6600	N	N	2533 NE 110TH ST
003	332604	9040	6/6/05	\$360,000	830	300	7	1931	4	5127	N	N	9806 32ND AVE NE
003	156610	0460	10/13/05	\$344,000	840	0	7	1950	4	8370	N	N	2738 NE 95TH ST
003	311960	0070	5/5/05	\$285,000	850	510	7	1976	3	7234	N	N	10725 30TH AVE NE
003	256880	0286	9/22/05	\$437,000	900	0	7	1940	3	7020	N	N	10035 32ND AVE NE
003	633500	0045	3/20/07	\$400,000	900	230	7	1951	4	8147	N	N	10534 41ST PL NE
003	407780	0403	7/15/05	\$359,950	920	920	7	1950	3	7828	N	N	10511 ALTON AVE NE
003	955420	0205	4/25/05	\$441,500	930	840	7	1942	5	9767	N	N	3009 NE 98TH ST
003	156610	0250	8/27/06	\$365,000	960	0	7	1952	3	8313	N	N	2552 NE 96TH ST
003	945520	0295	4/13/05	\$358,000	980	0	7	1982	3	7800	N	N	3909 NE 105TH ST
003	407320	0040	12/14/06	\$414,600	1010	0	7	1945	3	7200	N	N	9539 SAND POINT WAY NE
003	955420	0009	12/1/06	\$455,000	1010	1010	7	1947	4	5650	Y	N	3259 NE 98TH ST
003	955420	0065	7/11/05	\$355,000	1010	240	7	1939	4	6787	N	N	3224 NE 97TH ST
003	955420	0105	10/11/06	\$370,000	1010	240	7	1942	3	6867	N	N	3221 NE 98TH ST
003	167540	0075	11/17/07	\$530,000	1020	520	7	1949	4	9450	N	N	9526 44TH AVE NE
003	514400	0090	8/3/06	\$360,000	1050	0	7	1954	3	6078	N	N	2701 NE 110TH ST
003	256830	0132	7/7/06	\$480,000	1060	810	7	1926	4	5455	N	N	2751 NE 103RD ST
003	955320	0126	12/5/05	\$468,000	1060	200	7	1939	4	5750	N	N	3009 NE 97TH ST
003	945520	0690	8/9/07	\$429,000	1080	0	7	1947	3	7800	N	N	10059 38TH AVE NE
003	407780	0308	6/8/05	\$427,000	1090	390	7	1941	4	9000	N	N	10738 ALTON AVE NE
003	272604	9083	8/10/05	\$332,250	1110	0	7	1947	3	8935	N	N	10709 39TH AVE NE
003	407430	0275	4/30/07	\$569,000	1120	780	7	1958	3	7210	N	N	9518 45TH AVE NE
003	407780	0355	8/15/05	\$430,000	1120	600	7	1953	4	8300	N	N	4404 NE 105TH ST
003	256830	0090	9/26/05	\$418,000	1130	490	7	1920	5	10590	N	N	10028 RAVENNA AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	800150	0010	4/6/07	\$527,000	1130	0	7	1956	3	7680	N	N	10638 ALTON PL NE
003	272604	9153	4/26/06	\$405,000	1150	150	7	1962	3	8935	N	N	10577 40TH AVE NE
003	407320	0025	9/27/05	\$397,749	1150	1050	7	1954	3	7200	N	N	9549 SAND POINT WAY NE
003	156610	0020	7/27/07	\$447,610	1160	260	7	1950	5	7020	N	N	9833 RAVENNA AVE NE
003	256880	0011	5/11/07	\$449,000	1160	570	7	1983	3	9090	N	N	2825 A NE 105TH ST
003	407780	0364	5/10/07	\$475,000	1160	600	7	1975	3	6000	N	N	4522 NE 106TH ST
003	272604	9144	9/6/05	\$439,977	1170	200	7	1960	5	9985	N	N	10560 41ST PL NE
003	272604	9144	2/13/06	\$579,350	1170	200	7	1960	5	9985	N	N	10560 41ST PL NE
003	256880	0113	10/18/07	\$445,000	1180	120	7	1947	3	7079	N	N	3240 NE 104TH ST
003	256880	0290	9/7/06	\$380,000	1180	0	7	1951	3	8400	N	N	3025 NE 103RD ST
003	311960	0040	1/2/07	\$490,000	1180	500	7	1974	5	7557	N	N	10724 28TH AVE NE
003	332604	9065	2/1/07	\$500,000	1180	460	7	1951	3	7202	N	N	3014 NE 98TH ST
003	520820	0175	5/16/06	\$409,500	1190	430	7	1960	4	8098	N	N	9727 45TH AVE NE
003	520820	0186	2/22/06	\$403,000	1190	890	7	1961	3	8078	N	N	9715 45TH AVE NE
003	945520	0415	4/1/05	\$475,000	1190	1170	7	1969	3	7800	N	N	10032 39TH AVE NE
003	955320	0006	3/11/05	\$289,000	1200	0	7	1952	3	12506	N	N	3253 NE 97TH ST
003	520820	0180	2/26/07	\$430,000	1200	620	7	1960	3	8098	N	N	9721 45TH AVE NE
003	342604	9142	4/21/06	\$513,000	1230	660	7	1957	3	6000	N	N	3805 NE 96TH ST
003	800150	0020	6/15/06	\$515,000	1250	340	7	1957	4	7998	N	N	10624 ALTON PL NE
003	514400	0050	2/23/06	\$408,528	1260	0	7	1954	5	5700	N	N	2533 NE 108TH PL
003	167540	0005	7/11/05	\$447,000	1270	600	7	1986	3	7221	N	N	9555 45TH AVE NE
003	945520	0009	11/6/06	\$405,000	1270	950	7	1956	3	5040	N	N	3517 NE 105TH ST
003	945520	0130	2/20/07	\$500,000	1270	610	7	1958	3	7200	N	N	3608 NE 103RD ST
003	945520	0210	9/2/05	\$472,500	1270	470	7	1979	3	7800	N	N	10334 38TH AVE NE
003	156610	0376	8/18/05	\$370,000	1290	200	7	1964	4	7679	N	N	2520 NE 95TH ST
003	256830	0120	4/26/05	\$333,500	1300	780	7	1970	3	6920	N	N	10039 29TH AVE NE
003	156610	0396	6/20/05	\$390,000	1300	600	7	1970	3	6445	N	N	9520 27TH AVE NE
003	256880	0012	6/23/05	\$332,500	1320	0	7	1921	4	8991	N	N	3010 NE 103RD ST
003	272604	9127	3/16/06	\$462,000	1320	820	7	1956	3	6963	N	N	10520 35TH AVE NE
003	272604	9168	4/12/07	\$460,000	1330	1000	7	1971	3	10000	N	N	10536 35TH AVE NE
003	156610	0115	4/18/06	\$385,000	1350	260	7	1926	3	8263	N	N	2529 NE 98TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	282604	9185	12/7/07	\$285,000	1370	620	7	1909	3	12253	N	N	2515 NE 107TH ST
003	945520	0270	8/18/06	\$439,500	1370	0	7	1974	3	7800	N	N	10345 39TH AVE NE
003	156610	0775	7/24/06	\$467,500	1380	0	7	1996	3	7335	N	N	2712 NE 98TH ST
003	282604	9268	4/25/05	\$399,000	1380	910	7	1995	3	6510	N	N	2561 NE 107TH ST
003	955320	0251	6/5/06	\$489,500	1380	0	7	1937	3	7597	N	N	3225 NE 97TH ST
003	282604	9176	3/28/06	\$360,000	1390	0	7	1963	4	6912	N	N	2824 NE 107TH ST
003	945520	0770	4/14/06	\$375,000	1390	0	7	1948	3	7800	N	N	10035 36TH AVE NE
003	955420	0080	3/31/06	\$458,000	1390	0	7	1931	3	6786	N	N	3208 NE 97TH ST
003	256880	0361	7/6/07	\$400,000	1410	0	7	1948	4	6500	N	N	10025 32ND AVE NE
003	407320	0185	7/24/07	\$509,950	1430	200	7	1955	3	6300	N	N	10008 46TH AVE NE
003	156610	0045	4/7/05	\$360,000	1440	0	7	1952	3	8249	N	N	2623 NE 103RD ST
003	272604	9102	10/5/05	\$363,000	1440	0	7	1949	3	8053	N	N	4051 NE 110TH ST
003	156610	0265	2/17/05	\$306,000	1460	0	7	1954	3	8305	N	N	2532 NE 96TH ST
003	407320	0146	4/12/06	\$400,000	1460	860	7	1963	3	8395	N	N	4611 NE 103RD ST
003	407320	0146	8/16/07	\$581,000	1460	860	7	1963	3	8395	N	N	4611 NE 103RD ST
003	311960	0080	9/19/07	\$380,000	1490	0	7	1978	3	8158	N	N	10728 28TH AVE NE
003	945520	0200	4/19/07	\$418,350	1520	0	7	1965	3	7800	N	N	10344 38TH AVE NE
003	256880	0121	8/4/05	\$435,000	1540	0	7	1950	4	8311	Y	N	3215 NE 105TH ST
003	342604	9128	7/26/05	\$419,900	1540	370	7	1941	5	7867	N	N	3826 NE 95TH ST
003	282604	9147	5/5/05	\$335,000	1570	0	7	1959	3	11665	N	N	10731 30TH AVE NE
003	256830	0052	12/7/07	\$405,000	1600	400	7	1924	3	6990	N	N	2707 NE 103RD ST
003	256830	0121	11/7/05	\$371,000	1620	0	7	1967	3	9941	N	N	10037 29TH AVE NE
003	955320	0157	6/10/05	\$425,000	1630	0	7	1946	4	6829	N	N	3050 NE 96TH ST
003	256880	0112	1/29/07	\$445,000	1650	450	7	1948	4	7079	N	N	3230 NE 104TH ST
003	407780	0386	2/17/06	\$425,000	1730	310	7	1990	3	7445	N	N	10539 ALTON AVE NE
003	407780	0340	5/22/07	\$674,975	1740	320	7	1951	3	14160	N	N	4249 NE 107TH ST
003	256830	0183	4/27/07	\$475,000	1760	610	7	1965	3	10568	N	N	10301 RAVENNA AVE NE
003	272604	9167	8/17/07	\$419,000	1800	0	7	1962	3	10346	N	N	10737 38TH AVE NE
003	272604	9146	5/4/06	\$530,000	1870	1000	7	1960	4	7200	N	N	10705 41ST PL NE
003	256830	0122	7/27/06	\$640,000	1890	1270	7	1967	3	9966	N	N	10035 29TH AVE NE
003	272604	9072	8/14/06	\$399,950	1940	0	7	1954	5	6971	N	N	4058 NE 109TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	521020	0084	5/15/07	\$589,000	1990	700	7	1954	4	8100	N	N	9527 42ND AVE NE
003	945520	0775	11/7/05	\$427,000	2110	0	7	1996	3	7800	Y	N	10041 36TH AVE NE
003	282604	9258	10/25/05	\$486,000	2360	0	7	1991	3	9700	N	N	2509 NE 107TH ST
003	514400	0065	11/9/05	\$413,000	1050	800	8	1954	5	8974	N	N	10800 27TH AVE NE
003	256880	0271	11/13/06	\$435,000	1080	1080	8	1955	3	7316	Y	N	10035 35TH AVE NE
003	955320	0078	2/11/05	\$375,000	1110	0	8	1947	4	7284	N	N	9525 32ND AVE NE
003	256880	0200	12/11/06	\$405,000	1140	220	8	1956	3	9633	N	N	3269 NE 103RD ST
003	407430	0195	8/28/05	\$416,000	1220	170	8	1954	3	6000	N	N	9749 46TH AVE NE
003	256880	0191	6/7/07	\$550,000	1230	890	8	1957	3	7089	N	N	3270 NE 103RD ST
003	945520	0315	6/9/06	\$450,000	1250	0	8	1967	5	7800	N	N	10330 39TH AVE NE
003	541820	0320	3/2/06	\$449,000	1270	480	8	1959	3	9211	N	N	10366 44TH AVE NE
003	256830	0022	10/19/07	\$430,000	1280	0	8	1950	3	9890	N	N	2801 NE 105TH ST
003	520920	0015	2/7/05	\$469,000	1300	1300	8	1958	4	8424	N	N	4414 NE 104TH PL
003	520920	0015	3/14/06	\$554,150	1300	1300	8	1958	4	8424	N	N	4414 NE 104TH PL
003	945520	0445	10/13/06	\$536,000	1330	0	8	2002	3	6743	N	N	3914 NE 100TH ST
003	256880	0294	4/21/05	\$365,000	1340	1050	8	1956	3	6270	N	N	10038 31ST AVE NE
003	945520	0450	9/7/06	\$510,000	1350	730	8	1959	3	6736	N	N	3922 NE 100TH ST
003	955320	0246	6/7/07	\$425,000	1360	200	8	1958	3	6250	N	N	3226 NE 96TH ST
003	156610	0146	6/27/07	\$600,000	1370	730	8	1960	3	7177	N	N	9711 27TH AVE NE
003	342604	9172	6/26/07	\$567,500	1410	300	8	1958	3	6000	N	N	3546 NE 96TH ST
003	282604	9253	3/22/05	\$345,000	1440	640	8	1981	3	9600	N	N	2725 NE 110TH ST
003	282604	9253	7/23/07	\$440,000	1440	640	8	1981	3	9600	N	N	2725 NE 110TH ST
003	541820	0090	10/31/05	\$520,000	1440	570	8	1961	3	7707	N	N	4217 NE 103RD PL
003	541820	0190	4/27/05	\$435,000	1440	500	8	1959	3	8859	N	N	4221 NE 105TH ST
003	013000	0010	12/12/05	\$587,500	1460	760	8	1957	4	8222	Y	N	3509 NE 100TH ST
003	013000	0050	12/7/05	\$520,000	1480	310	8	1957	3	7411	N	N	9817 38TH AVE NE
003	342604	9120	8/7/07	\$350,000	1480	0	8	1947	3	11620	N	N	3532 NE 97TH ST
003	541850	0480	4/19/07	\$689,000	1490	740	8	1968	4	7350	N	N	10016 41ST AVE NE
003	541820	0370	8/20/07	\$586,000	1500	730	8	1962	3	9450	N	N	10023 45TH AVE NE
003	407380	0105	2/21/06	\$597,000	1520	600	8	1970	3	8400	N	N	10325 46TH AVE NE
003	541850	0010	4/18/07	\$790,000	1520	750	8	1967	4	9498	N	N	10310 40TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	945520	0205	3/9/05	\$429,000	1540	0	8	2004	3	7800	N	N	10340 38TH AVE NE
003	945520	0205	4/23/07	\$499,800	1540	0	8	2004	3	7800	N	N	10340 38TH AVE NE
003	407380	0080	8/18/06	\$499,950	1550	250	8	1968	4	6840	N	N	10330 45TH AVE NE
003	282604	9204	8/8/06	\$400,000	1570	0	8	1955	4	5444	N	N	2821 NE 107TH ST
003	521020	0097	10/22/06	\$530,000	1570	240	8	1965	3	7600	N	N	9515 44TH AVE NE
003	955320	0060	9/12/05	\$405,000	1590	0	8	1973	3	6811	N	N	9524 32ND AVE NE
003	955320	0068	6/30/05	\$555,000	1600	1400	8	1970	5	8398	N	N	9508 32ND AVE NE
003	013000	0145	5/25/07	\$575,000	1660	530	8	1957	3	8192	N	N	3921 NE 100TH ST
003	256830	0021	10/30/06	\$410,000	1660	0	8	1945	3	9750	N	N	10348 RAVENNA AVE NE
003	342604	9177	5/22/06	\$630,000	1660	1660	8	1960	4	8220	N	N	3829 NE 97TH ST
003	272604	9121	3/14/05	\$438,000	1670	830	8	1955	3	12213	N	N	10550 41ST PL NE
003	013000	0005	7/6/06	\$604,000	1710	0	8	1957	5	9046	N	N	3503 NE 100TH ST
003	521020	0070	9/13/05	\$460,000	1770	130	8	1971	4	7200	N	N	4022 NE 95TH ST
003	541820	0130	8/20/07	\$625,000	1800	600	8	1961	4	8768	N	N	4218 NE 103RD PL
003	541850	0460	12/6/07	\$579,000	1810	0	8	1968	3	8850	N	N	10034 41ST AVE NE
003	407380	0135	10/18/05	\$359,800	1820	390	8	1995	3	3600	N	N	10307 46TH AVE NE
003	407320	0206	8/8/05	\$570,000	1850	760	8	1978	3	7200	N	N	10340 46TH AVE NE
003	955420	0250	9/15/05	\$525,000	1860	0	8	1931	3	6421	N	N	3043 NE 98TH ST
003	541850	0780	3/21/06	\$768,611	1920	1470	8	1965	4	9874	N	N	4050 NE 98TH ST
003	945520	0465	4/14/05	\$595,000	1940	1120	8	1972	3	6181	N	N	10027 40TH AVE NE
003	407780	0332	11/21/05	\$517,500	2030	490	8	1991	3	7200	Y	N	10755 SAND POINT WAY NE
003	541850	0710	6/22/06	\$689,000	2040	450	8	1968	3	7324	N	N	10017 41ST AVE NE
003	156610	0070	3/14/07	\$725,000	2090	1000	8	2006	3	7580	N	N	2532 NE 98TH ST
003	407780	0372	12/5/05	\$497,000	2120	0	8	1998	3	7200	Y	N	10625 SAND POINT WAY NE
003	541850	0070	6/5/06	\$756,000	2120	1080	8	1968	3	7946	N	N	10034 43RD PL NE
003	541850	0030	10/26/05	\$530,000	2160	0	8	1972	3	12362	N	N	10064 43RD PL NE
003	256830	0266	1/4/06	\$440,000	2170	940	8	1946	3	11375	N	N	10340 FISCHER PL NE
003	256830	0266	12/22/06	\$460,000	2170	940	8	1946	3	11375	N	N	10340 FISCHER PL NE
003	256830	0266	12/28/07	\$675,000	2170	940	8	1946	3	11375	N	N	10340 FISCHER PL NE
003	945520	0390	3/7/06	\$598,000	2190	1480	8	1975	3	7800	N	N	3909 NE 103RD ST
003	541820	0085	9/11/05	\$560,000	2210	0	8	1961	3	8087	N	N	4209 NE 103RD PL

Improved Sales Used in this Annual Update Analysis
Area 8
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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	256880	0162	2/25/05	\$508,000	2240	0	8	1989	3	8875	N	N	3226 NE 103RD ST
003	256880	0037	2/20/05	\$507,000	2250	0	8	1999	3	7208	N	N	3026 NE 103RD ST
003	541820	0015	3/22/05	\$470,000	2265	0	8	1961	3	9241	N	N	4112 NE 103RD PL
003	407320	0195	5/4/06	\$599,900	2310	0	8	1996	3	8410	N	N	10351 SAND POINT WAY NE
003	520920	0035	8/10/05	\$582,000	2310	0	8	1980	4	7500	N	N	4014 NE 104TH ST
003	541850	0500	7/6/07	\$1,060,000	2650	670	8	2007	3	8538	N	N	9836 41ST AVE NE
003	272604	9117	3/9/06	\$645,000	2800	0	8	1947	4	9912	N	N	10708 39TH AVE NE
003	256830	0173	10/12/05	\$580,000	1600	910	9	2000	3	8645	N	N	10313 RAVENNA AVE NE
003	256880	0265	1/6/05	\$388,000	2030	0	9	1986	3	7201	Y	N	10001 35TH AVE NE
003	282604	9110	8/4/05	\$650,000	2060	0	9	1998	3	6886	N	N	2548 NE 107TH ST
003	156610	0095	8/25/05	\$457,000	2170	490	9	1982	3	7261	N	N	9750 RAVENNA AVE NE
003	407320	0053	5/2/07	\$835,000	2250	510	9	2001	3	7200	N	N	9530 46TH AVE NE
003	955320	0090	3/2/07	\$730,000	2380	610	9	2006	3	7200	N	N	3030 NE 95TH ST
003	156610	0170	6/20/07	\$780,000	2440	570	9	1998	3	8276	N	N	2526 NE 97TH ST
003	407320	0057	3/10/06	\$860,000	2510	860	9	1998	3	7200	N	N	9524 46TH AVE NE
003	955420	0050	3/15/05	\$635,000	2560	0	9	2005	3	6787	N	N	3238 NE 97TH ST
003	407320	0170	10/24/06	\$879,950	2570	390	9	2006	3	7200	N	N	10022 46TH AVE NE
003	156610	0245	2/22/05	\$480,000	2660	0	9	1981	3	8316	N	N	2560 NE 96TH ST
003	521020	0076	6/2/05	\$635,000	2690	0	9	2001	3	7200	N	N	4024 NE 95TH ST
003	521020	0075	6/21/06	\$800,000	2710	0	9	2001	3	10793	N	N	4024 B NE 95TH ST
003	955320	0134	4/20/07	\$835,000	2760	230	9	2007	3	6816	N	N	3017 NE 97TH ST
003	955320	0133	3/28/07	\$835,000	2760	230	9	2007	3	6817	N	N	3021 NE 97TH ST
003	256880	0244	10/13/05	\$775,000	2770	1300	9	2005	3	5902	N	N	3234 NE 100TH ST
003	256880	0246	6/6/05	\$800,000	2780	1300	9	2005	3	5878	N	N	3214 NE 100TH ST
003	256880	0251	6/7/05	\$839,797	2900	1300	9	2005	3	5812	N	N	3236 NE 100TH ST
003	256880	0278	10/7/05	\$729,950	2920	0	9	2005	3	7256	N	N	3230 NE 100TH ST
003	256880	0245	9/16/05	\$775,000	2930	1300	9	2005	3	5902	N	N	3216 NE 100TH ST
003	342604	9094	8/24/05	\$695,000	2980	600	9	1951	3	17014	N	N	3524 NE 96TH ST
003	407780	0298	7/27/07	\$849,950	3000	0	9	2007	3	7800	N	N	10718 ALTON AVE NE
003	256880	0248	8/5/05	\$736,835	3010	0	9	2005	3	7256	N	N	3222 NE 100TH ST
003	256880	0249	7/19/05	\$843,000	3020	0	9	2005	3	9277	N	N	3224 NE 100TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	256830	0130	2/28/07	\$745,000	3040	0	9	2004	3	7473	N	N	2743 A NE 103RD ST
003	407320	0180	8/24/06	\$799,000	3040	0	9	2006	3	7200	N	N	10016 46TH AVE NE
003	256880	0273	8/3/05	\$897,000	3050	910	9	2005	3	9274	N	N	3226 NE 100TH ST
003	955320	0087	6/1/06	\$738,500	3056	0	9	2006	3	8587	N	N	3048 NE 95TH ST
003	256880	0247	7/25/05	\$687,000	3230	0	9	2005	3	7256	N	N	3220 NE 100TH ST
003	256880	0277	9/11/05	\$730,337	3260	0	9	2005	3	7256	N	N	3228 NE 100TH ST
003	256880	0252	9/23/05	\$715,000	3270	0	9	2005	3	7256	N	N	3218 NE 100TH ST
003	256880	0279	6/21/05	\$719,000	3360	0	9	2005	3	7256	N	N	3232 NE 100TH ST
007	766370	0462	11/20/06	\$240,000	660	310	5	1949	3	8015	N	N	2703 NE 145TH ST
007	638150	0025	6/22/06	\$321,000	690	400	5	1940	4	9531	N	N	14331 22ND AVE NE
007	641410	0680	1/21/05	\$245,900	790	0	5	1994	3	8740	N	N	812 NE 128TH ST
007	638150	1585	9/26/06	\$265,000	640	0	6	1949	3	7200	N	N	13539 27TH AVE NE
007	638150	2005	2/24/06	\$265,250	660	0	6	1947	3	6910	N	N	13527 23RD AVE NE
007	766370	0573	7/12/05	\$327,000	680	640	6	1942	4	10000	N	N	14320 25TH AVE NE
007	212604	9032	10/3/06	\$399,950	710	620	6	1936	5	9417	N	N	2520 NE 130TH ST
007	638150	0795	12/19/05	\$329,000	710	710	6	1944	4	6856	N	N	14029 23RD PL NE
007	638150	0255	2/9/05	\$299,500	720	330	6	1944	3	6794	N	N	14321 24TH AVE NE
007	638150	0790	8/8/06	\$400,000	720	720	6	1944	4	6971	N	N	14023 23RD PL NE
007	638150	0810	5/15/06	\$351,000	720	0	6	1944	3	6856	N	N	14045 23RD PL NE
007	638150	1775	8/25/06	\$292,000	740	0	6	1946	3	7535	N	N	13522 23RD PL NE
007	382220	0086	7/14/05	\$257,500	750	0	6	1948	3	8553	N	N	2725 NE 137TH ST
007	382220	0086	8/29/06	\$289,950	750	0	6	1948	3	8553	N	N	2725 NE 137TH ST
007	638150	0680	12/18/07	\$291,500	750	0	6	1944	3	5773	N	N	2207 NE 143RD ST
007	638150	0725	5/12/06	\$396,000	750	310	6	1944	4	7085	N	N	14038 23RD AVE NE
007	638150	0045	11/21/05	\$368,000	760	480	6	1944	3	10318	N	N	14307 22ND AVE NE
007	638150	0515	12/6/06	\$320,000	760	0	6	1944	3	6796	N	N	14080 23RD PL NE
007	766370	0551	6/26/07	\$365,000	770	0	6	1951	3	11765	N	N	14344 25TH AVE NE
007	641410	0723	8/10/07	\$331,500	780	0	6	1950	3	6006	N	N	12732 ROOSEVELT WAY NE
007	638150	0510	5/10/05	\$264,000	780	0	6	1944	4	6796	N	N	14086 23RD PL NE
007	638150	0825	2/8/05	\$246,150	780	0	6	1944	3	6856	N	N	14061 23RD PL NE
007	113300	0311	5/8/07	\$328,500	790	100	6	1935	3	7125	N	N	12563 17TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
007	425090	0025	2/14/05	\$215,000	790	0	6	1925	3	8100	N	N	13321 25TH AVE NE
007	113300	0020	7/11/05	\$318,000	800	800	6	1941	3	9500	N	N	12538 19TH AVE NE
007	202604	9062	10/31/06	\$323,000	800	0	6	1947	3	8378	N	N	13327 12TH AVE NE
007	113300	0245	8/16/05	\$310,000	810	810	6	1935	3	7520	N	N	12740 15TH AVE NE
007	383450	0485	6/28/06	\$313,888	820	0	6	1924	5	8434	N	N	12518 25TH AVE NE
007	638150	0625	11/27/07	\$329,000	820	710	6	1944	3	6826	N	N	14027 24TH AVE NE
007	641410	0600	2/22/05	\$240,500	820	0	6	1951	3	8100	N	N	12715 10TH AVE NE
007	641410	0602	7/13/05	\$335,000	820	680	6	1951	4	8100	N	N	12721 10TH AVE NE
007	638150	1165	8/22/07	\$327,000	830	0	6	1947	4	4812	N	N	14019 23RD AVE NE
007	766370	0491	7/5/05	\$268,950	830	0	6	1940	4	6233	N	N	2720 NE 143RD ST
007	227150	0040	7/10/07	\$410,000	840	0	6	1948	3	8426	N	N	1025 NE 133RD ST
007	383450	0165	10/19/07	\$400,000	850	0	6	1928	4	8414	N	N	12714 27TH AVE NE
007	638150	1155	5/31/05	\$265,000	860	0	6	1946	3	6562	N	N	14001 23RD AVE NE
007	638150	1520	7/17/06	\$319,950	860	0	6	1949	3	5001	N	N	2608 NE 137TH ST
007	638150	1720	10/3/07	\$338,000	860	0	6	1947	3	4260	N	N	2512 NE 136TH ST
007	113300	0516	3/27/06	\$308,000	870	0	6	1936	5	6886	N	N	1908 NE 130TH PL
007	382220	0136	9/17/07	\$380,000	880	0	6	1925	3	9380	N	N	2826 NE 137TH ST
007	638150	1255	11/10/06	\$325,000	890	0	6	1941	3	7976	N	N	13724 23RD PL NE
007	145360	0422	8/17/05	\$325,000	910	100	6	1926	4	9500	N	N	13031 31ST AVE NE
007	638150	0170	4/18/06	\$316,000	910	0	6	1936	3	7617	N	N	14323 23RD AVE NE
007	145360	0242	9/13/06	\$355,000	920	920	6	1915	5	7266	N	N	3105 NE 133RD ST
007	382170	0045	8/29/06	\$408,000	920	250	6	1947	3	10800	N	N	13532 30TH AVE NE
007	382220	0094	11/30/05	\$280,000	920	0	6	1947	3	7500	N	N	13511 30TH AVE NE
007	382220	0161	10/12/06	\$370,000	940	500	6	1943	5	7037	N	N	13761 30TH AVE NE
007	638150	1250	1/24/06	\$353,000	940	0	6	1939	4	8226	N	N	13726 23RD PL NE
007	212604	9061	5/14/07	\$365,000	990	0	6	1942	3	9002	N	N	13039 30TH AVE NE
007	113300	0365	11/13/07	\$349,000	1010	80	6	1938	4	19000	N	N	1538 NE BROCKMAN PL
007	685570	0175	11/15/05	\$289,900	1030	0	6	1951	3	8873	N	N	1930 NE 135TH ST
007	638150	0175	8/23/05	\$340,000	1060	0	6	1936	4	7643	N	N	14329 23RD AVE NE
007	663230	0013	6/8/06	\$349,950	1060	0	6	1952	3	9385	N	N	13732 17TH AVE NE
007	766370	0813	10/5/06	\$361,000	1060	0	6	1951	3	10291	N	N	14026 30TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
007	382220	0056	9/12/07	\$354,950	1080	0	6	1951	3	7200	N	N	2731 NE 135TH ST
007	638150	0495	2/23/05	\$325,500	1110	200	6	1944	3	8223	N	N	14063 25TH AVE NE
007	638150	1965	7/17/07	\$391,248	1110	780	6	1947	4	6000	N	N	13524 22ND AVE NE
007	382220	0145	1/25/05	\$279,950	1120	0	6	1942	4	9150	N	N	13723 30TH AVE NE
007	383450	0295	5/9/05	\$309,950	1120	0	6	1952	3	8403	N	N	12746 26TH AVE NE
007	145360	0363	1/25/06	\$369,950	1140	0	6	1928	5	8520	N	N	3010 NE 130TH ST
007	766370	0454	9/19/07	\$350,000	1200	0	6	1941	3	6100	N	N	2740 NE 143RD ST
007	641410	0322	5/19/06	\$370,000	1220	0	6	1950	3	10200	N	N	12546 12TH AVE NE
007	685570	0095	12/27/07	\$320,000	1240	0	6	1951	4	9865	N	N	1751 NE 136TH ST
007	861880	0010	11/30/05	\$313,700	1250	0	6	1952	3	6933	N	N	2710 NE 144TH ST
007	638150	0980	9/7/06	\$402,000	1270	0	6	1947	4	7200	N	N	13732 20TH AVE NE
007	638150	0925	7/9/07	\$498,000	1280	250	6	1944	4	11947	N	N	14047 22ND AVE NE
007	766370	0691	3/31/06	\$278,000	1320	0	6	1938	3	10004	N	N	2703 NE 143RD ST
007	382220	0087	7/6/07	\$363,000	1410	0	6	1928	4	5965	N	N	2711 NE 137TH ST
007	685570	0150	4/12/06	\$287,000	1700	0	6	1952	3	8874	N	N	1716 NE 135TH ST
007	685570	0150	1/16/07	\$379,950	1700	0	6	1952	3	8874	N	N	1716 NE 135TH ST
007	212604	9097	2/8/05	\$275,000	1820	0	6	1942	3	9554	N	N	13051 27TH AVE NE
007	113300	0059	4/28/05	\$292,000	800	0	7	1948	3	6241	N	N	1916 NE 125TH ST
007	382220	0036	8/26/05	\$254,950	830	0	7	1940	4	9265	N	N	13321 30TH AVE NE
007	638150	1295	4/18/05	\$312,716	870	0	7	1940	3	8305	N	N	13727 25TH AVE NE
007	638150	1680	6/6/05	\$317,000	870	480	7	1941	3	7329	N	N	13510 25TH AVE NE
007	641410	0235	5/25/05	\$343,000	880	130	7	1949	3	7238	N	N	1029 NE 127TH ST
007	070500	0180	3/31/05	\$250,000	890	0	7	1950	3	6000	N	N	2618 NE 133RD ST
007	382170	0030	5/30/07	\$354,000	890	0	7	1949	3	8098	N	N	13704 30TH AVE NE
007	070500	0130	8/8/05	\$327,000	900	0	7	1950	3	6000	N	N	2509 NE 134TH ST
007	202604	9032	3/6/06	\$299,950	900	0	7	1940	4	8785	N	N	13321 12TH AVE NE
007	113300	0693	4/11/07	\$365,000	910	0	7	1972	4	9500	N	N	13325 19TH AVE NE
007	913210	0030	11/27/07	\$347,500	910	0	7	1948	3	9151	N	N	12519 24TH AVE NE
007	212604	9071	6/17/05	\$342,000	920	0	7	1941	3	8017	N	N	12513 22ND AVE NE
007	274460	0010	12/12/07	\$275,000	920	0	7	1950	3	7020	N	N	2603 NE 145TH ST
007	638150	1855	8/12/05	\$303,000	920	0	7	1936	3	9676	N	N	13548 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
007	641410	0501	9/21/05	\$369,950	920	120	7	1938	4	7237	N	N	12719 12TH AVE NE
007	113300	0345	7/1/05	\$309,950	940	0	7	1950	3	8714	N	N	13046 15TH AVE NE
007	212604	9268	2/17/05	\$247,000	940	0	7	1968	3	8364	N	N	13051 28TH AVE NE
007	212604	9273	8/16/05	\$305,700	940	0	7	1968	4	8621	N	N	13057 28TH AVE NE
007	274460	0005	6/21/07	\$317,900	950	0	7	1950	3	8250	N	N	14344 26TH AVE NE
007	113300	0742	4/4/05	\$275,000	960	0	7	1955	3	5919	N	N	1551 NE 135TH ST
007	145360	0140	5/11/07	\$275,000	960	0	7	1947	3	8152	N	N	13316 30TH AVE NE
007	638150	0600	6/23/06	\$386,000	960	0	7	1948	4	6065	N	N	14003 24TH AVE NE
007	638150	1245	6/11/07	\$445,000	970	300	7	1939	3	7846	N	N	13746 23RD PL NE
007	442660	0140	7/15/05	\$283,000	980	470	7	1952	3	9632	N	N	12717 23RD AVE NE
007	202604	9181	5/23/06	\$309,000	980	20	7	1999	3	1009	N	N	1231 C NE 135TH ST
007	212604	9139	10/10/06	\$375,000	990	0	7	1947	3	9500	N	N	2321 NE 127TH ST
007	212604	9140	5/17/05	\$347,000	990	700	7	1953	3	6000	N	N	2508 NE 130TH ST
007	641410	0561	10/1/05	\$312,500	990	0	7	1950	3	7241	N	N	12732 10TH AVE NE
007	212604	9227	8/17/05	\$312,000	1000	0	7	1941	4	6750	N	N	13318 20TH AVE NE
007	212604	9227	8/10/07	\$330,000	1000	0	7	1941	4	6750	N	N	13318 20TH AVE NE
007	212604	9086	5/18/05	\$330,000	1010	0	7	1949	4	8100	N	N	13344 20TH AVE NE
007	212604	9086	9/14/06	\$370,000	1010	0	7	1949	4	8100	N	N	13344 20TH AVE NE
007	638150	0075	9/21/06	\$365,000	1010	0	7	1950	4	7946	N	N	14328 20TH AVE NE
007	113300	0091	11/13/06	\$335,000	1020	0	7	1985	3	7400	N	N	12544 17TH AVE NE
007	209270	0085	7/26/06	\$350,000	1020	0	7	1953	3	7022	N	N	12715 25TH AVE NE
007	766370	0750	11/4/05	\$329,950	1020	0	7	1952	3	9000	N	N	14045 30TH AVE NE
007	383450	0604	4/17/07	\$345,000	1030	290	7	2003	3	1295	N	N	12530 A 26TH AVE NE
007	442710	0040	4/20/06	\$309,950	1030	0	7	1953	3	6320	N	N	13511 15TH PL NE
007	442710	0065	11/1/06	\$325,000	1030	0	7	1953	3	6240	N	N	13538 15TH PL NE
007	442710	0065	9/10/07	\$378,000	1030	0	7	1953	3	6240	N	N	13538 15TH PL NE
007	113300	0336	10/23/06	\$390,000	1040	440	7	1987	3	8000	N	N	12511 17TH AVE NE
007	638150	0760	8/2/06	\$330,000	1040	0	7	1948	3	9699	N	N	14002 23RD AVE NE
007	663230	0471	7/20/06	\$330,000	1040	0	7	1959	3	7287	N	N	1602 NE 137TH ST
007	202604	9179	11/15/06	\$339,950	1040	190	7	2000	3	1516	N	N	1229 NE 135TH ST
007	202604	9318	7/13/05	\$280,000	1048	132	7	2005	3	1411	N	N	1221 NE 135TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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
007	113300	0745	5/9/05	\$311,000	1050	0	7	1958	3	7841	N	N	1557 NE 135TH ST
007	113300	0385	4/28/06	\$430,000	1060	500	7	1937	4	18897	N	N	1724 NE BROCKMAN PL
007	145360	0125	4/25/07	\$425,000	1060	460	7	1959	3	5700	N	N	3008 NE 133RD ST
007	382170	0007	10/20/06	\$330,000	1060	520	7	1950	3	13500	N	N	13770 30TH AVE NE
007	638150	1725	11/29/05	\$270,000	1060	0	7	1952	4	6707	N	N	13603 26TH AVE NE
007	641410	0294	5/30/06	\$425,000	1060	770	7	1950	4	6330	N	N	12505 14TH AVE NE
007	663230	0122	4/13/07	\$370,500	1060	0	7	1959	3	9506	N	N	14046 17TH AVE NE
007	766370	0751	8/25/05	\$390,000	1060	760	7	1952	3	10850	N	N	14041 30TH AVE NE
007	113300	0380	8/10/06	\$445,000	1070	360	7	1955	4	11568	N	N	1712 NE BROCKMAN PL
007	425090	0110	11/14/05	\$425,000	1070	460	7	1953	3	8168	N	N	13309 23RD PL NE
007	566710	0015	10/4/07	\$430,000	1070	550	7	1953	4	6611	N	N	1010 NE 126TH ST
007	638150	1405	11/17/06	\$422,000	1070	660	7	1952	4	7139	N	N	13747 26TH AVE NE
007	638150	2160	3/25/05	\$302,950	1070	0	7	1953	4	7200	N	N	13606 20TH AVE NE
007	663230	0008	5/31/06	\$360,000	1070	0	7	1950	4	10552	N	N	13713 19TH AVE NE
007	202604	9126	7/13/05	\$294,950	1074	299	7	2000	3	1337	N	N	1221 A NE 135TH ST
007	202604	9317	7/22/05	\$299,950	1074	311	7	2005	3	970	N	N	1221 B NE 135TH ST
007	202604	9319	7/13/05	\$299,950	1074	299	7	2005	3	1501	N	N	1223 C NE 135TH ST
007	202604	9320	7/13/05	\$304,950	1074	311	7	2005	3	1122	N	N	1223 B NE 135TH ST
007	383450	0532	6/26/07	\$349,950	1080	340	7	2000	3	1302	N	N	12533 27TH AVE NE
007	212604	9067	2/22/05	\$320,000	1080	420	7	1939	3	8160	N	N	12512 20TH AVE NE
007	383450	0590	9/26/05	\$330,000	1080	340	7	2000	3	1628	N	N	12520 C 26TH AVE NE
007	641410	0180	4/24/06	\$326,950	1080	0	7	1949	3	8700	N	N	12617 10TH AVE NE
007	382220	0144	1/12/05	\$300,000	1090	380	7	1973	3	8039	N	N	13712 28TH AVE NE
007	145360	0684	5/5/05	\$280,000	1100	290	7	2004	3	1186	N	N	12752 30TH AVE NE
007	425090	0100	1/6/05	\$379,950	1100	400	7	1956	3	8170	N	N	2400 NE 133RD ST
007	437320	0056	8/29/06	\$370,000	1100	710	7	1947	4	7461	N	N	1018 NE 133RD ST
007	638150	1545	11/14/05	\$265,000	1100	0	7	1949	3	7151	N	N	13729 27TH AVE NE
007	638150	2090	11/15/05	\$399,000	1100	1090	7	1950	5	6199	N	N	13511 22ND AVE NE
007	766370	0783	4/12/07	\$337,000	1100	480	7	1961	3	9957	N	N	2736 NE 140TH ST
007	145360	0681	3/6/07	\$345,000	1100	290	7	2004	3	1407	N	N	3005 NE 130TH ST
007	145360	0686	1/24/05	\$269,500	1100	290	7	2004	3	1237	N	N	12756 30TH AVE NE

Improved Sales Used in this Annual Update Analysis
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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
007	212604	9127	12/19/05	\$345,000	1110	770	7	1956	3	8100	N	N	13003 25TH AVE NE
007	766370	0680	7/20/05	\$349,950	1110	0	7	1952	4	7716	N	N	2616 NE 140TH ST
007	382220	0012	4/24/07	\$418,000	1120	1120	7	1957	3	9000	N	N	13314 27TH AVE NE
007	766370	0601	5/24/05	\$349,950	1120	380	7	1954	3	9364	N	N	14037 26TH AVE NE
007	383450	0345	4/10/07	\$469,000	1130	800	7	1984	3	8412	N	N	12723 26TH AVE NE
007	442710	0175	8/25/06	\$332,000	1130	0	7	1953	3	6240	N	N	13510 16TH AVE NE
007	638150	1875	5/4/06	\$319,000	1130	0	7	1948	3	5914	N	N	13520 23RD AVE NE
007	663230	0230	9/9/05	\$329,250	1130	240	7	1955	3	13806	N	N	14324 19TH AVE NE
007	641410	0191	9/18/07	\$390,000	1140	0	7	1950	3	7200	N	N	12623 10TH AVE NE
007	663230	0040	4/11/06	\$284,950	1140	0	7	1990	3	7435	N	N	13750 17TH AVE NE
007	663230	0040	7/31/06	\$354,900	1140	0	7	1990	3	7435	N	N	13750 17TH AVE NE
007	663230	0184	3/10/06	\$362,000	1140	550	7	1987	3	7209	N	N	14327 19TH AVE NE
007	663230	0232	3/12/07	\$365,000	1140	0	7	1955	4	7561	N	N	14327 20TH AVE NE
007	663230	0566	6/15/05	\$336,000	1140	880	7	1961	3	8694	N	N	1231 NE 140TH ST
007	212604	9212	10/20/06	\$430,000	1150	860	7	1955	3	7200	N	N	13030 26TH AVE NE
007	638150	1525	8/10/06	\$389,430	1150	0	7	1956	3	5001	N	N	2612 NE 137TH ST
007	766370	0921	4/11/07	\$295,000	1154	0	7	2006	3	1403	N	N	14020 A 32ND AVE NE
007	437320	0080	2/1/05	\$296,190	1160	830	7	1983	3	7500	N	N	13333 11TH AVE NE
007	070500	0100	7/19/06	\$337,000	1160	0	7	1951	4	6871	N	N	2622 NE 134TH ST
007	113300	0266	10/22/07	\$379,000	1160	0	7	1954	4	5750	N	N	13010 15TH AVE NE
007	113300	0352	3/2/06	\$391,600	1160	1000	7	1959	3	10462	N	N	1526 NE BROCKMAN PL
007	638150	0110	3/1/06	\$270,000	1160	0	7	1956	4	7912	N	N	14340 22ND AVE NE
007	638150	0685	4/1/06	\$410,000	1160	790	7	1961	4	6093	N	N	14084 22ND AVE NE
007	212604	9141	6/23/05	\$379,500	1170	490	7	1952	3	6000	N	N	2513 NE 133RD ST
007	750870	0015	7/19/06	\$395,000	1170	620	7	1957	3	7200	N	N	1414 NE BROCKMAN PL
007	113300	0390	6/18/07	\$475,000	1180	900	7	1954	4	13191	N	N	1738 NE BROCKMAN PL
007	145360	0360	3/28/06	\$407,500	1180	400	7	1930	4	11340	N	N	3016 NE 130TH ST
007	663230	0104	3/22/05	\$375,000	1190	960	7	1964	4	9233	N	N	14018 17TH AVE NE
007	383450	0594	5/6/05	\$305,000	1190	360	7	2000	3	1200	N	N	12522 B 26TH AVE NE
007	383450	0596	9/12/05	\$321,200	1190	360	7	2000	3	1656	N	N	12522 A 26TH AVE NE
007	383450	0599	10/9/06	\$350,000	1190	360	7	2000	3	1644	N	N	12524 C 26TH AVE NE

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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
007	383450	0602	7/15/05	\$301,500	1190	360	7	2000	3	1656	N	N	12524 A 26TH AVE NE
007	638150	0830	4/13/05	\$264,700	1200	0	7	1944	4	6856	N	N	14067 23RD PL NE
007	113300	0575	6/28/05	\$318,000	1200	0	7	1950	4	8400	N	N	13345 20TH AVE NE
007	145360	0160	6/10/05	\$300,000	1200	0	7	1939	4	6439	N	N	13325 31ST AVE NE
007	113300	0351	11/25/05	\$399,950	1210	840	7	1959	3	10802	N	N	1520 NE BROCKMAN PL
007	638150	2010	8/8/06	\$365,000	1210	0	7	1938	4	7660	N	N	13533 23RD AVE NE
007	641410	0624	12/6/06	\$360,000	1210	0	7	1956	4	7700	N	N	12737 10TH AVE NE
007	212604	9059	1/14/06	\$305,000	1220	0	7	1934	4	9000	N	N	13004 23RD AVE NE
007	113300	0265	12/28/06	\$340,500	1230	0	7	1954	3	5750	N	N	13014 15TH AVE NE
007	383450	0605	4/26/06	\$342,900	1230	300	7	2003	3	1633	N	N	12532 C 26TH AVE NE
007	638150	1320	12/15/05	\$324,000	1240	0	7	1950	3	6243	N	N	2311 NE 140TH ST
007	641410	0622	8/13/07	\$512,000	1250	200	7	1945	4	15066	N	N	12745 10TH AVE NE
007	766370	0543	6/22/06	\$408,000	1250	420	7	1962	4	7956	N	N	2513 NE 145TH ST
007	113300	0087	8/29/06	\$388,000	1260	1040	7	1938	3	6000	N	N	12546 17TH AVE NE
007	113300	0260	8/2/06	\$320,775	1260	0	7	1935	4	9500	N	N	13002 15TH AVE NE
007	212604	9239	9/12/05	\$390,000	1260	610	7	1978	3	8151	N	N	13339 22ND AVE NE
007	437320	0015	3/22/06	\$443,000	1260	930	7	1948	4	7695	N	N	13338 10TH AVE NE
007	638150	0690	9/14/06	\$363,000	1260	0	7	1944	3	7085	N	N	14080 22ND AVE NE
007	070500	0215	3/3/06	\$340,000	1280	0	7	1951	4	6000	N	N	2508 NE 133RD ST
007	212604	9171	4/11/06	\$345,000	1280	0	7	1950	3	8400	N	N	2714 NE 130TH ST
007	641410	0693	8/8/07	\$369,950	1280	0	7	1950	4	6640	N	N	12812 8TH AVE NE
007	145360	0306	11/16/05	\$385,000	1290	620	7	1989	4	6875	N	N	13020 31ST AVE NE
007	145360	0143	2/13/06	\$340,000	1300	240	7	1957	4	7500	N	N	13319 31ST AVE NE
007	212604	9279	6/24/05	\$387,500	1300	470	7	1972	3	7202	N	N	2025 NE 135TH ST
007	638150	1000	12/6/07	\$365,000	1300	0	7	1948	3	5000	N	N	13702 20TH AVE NE
007	638150	1140	3/13/06	\$325,000	1300	0	7	1950	3	8911	N	N	13727 23RD AVE NE
007	638150	1715	4/14/06	\$344,000	1300	0	7	1976	3	4283	N	N	2502 NE 136TH ST
007	641410	0542	8/28/06	\$382,500	1300	0	7	1965	3	6021	N	N	1020 NE 127TH ST
007	766370	0924	4/19/07	\$299,950	1310	0	7	2006	3	951	N	N	14020 C 32ND AVE NE
007	425090	0175	5/8/06	\$425,000	1320	640	7	1947	3	7200	N	N	13332 23RD AVE NE
007	638150	1060	12/5/06	\$270,000	1330	0	7	1947	3	8332	N	N	2015 NE 140TH ST

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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
007	638150	1611	5/10/06	\$389,000	1340	0	7	1946	4	13340	N	N	2525 NE 136TH ST
007	212604	9134	3/16/05	\$390,000	1350	800	7	1968	3	10100	N	N	12955 22ND AVE NE
007	766370	0923	7/10/07	\$285,000	1350	0	7	2006	3	902	N	N	14020 B 32ND AVE NE
007	212604	9064	7/18/05	\$304,000	1360	0	7	1968	3	8070	N	N	13024 28TH AVE NE
007	212604	9261	6/5/06	\$370,000	1360	0	7	1968	3	8070	N	N	13032 28TH AVE NE
007	212604	9261	6/1/07	\$420,000	1360	0	7	1968	3	8070	N	N	13032 28TH AVE NE
007	766370	0761	3/15/06	\$341,500	1360	0	7	1950	3	9409	N	N	14031 30TH AVE NE
007	766370	0927	4/19/07	\$295,950	1362	0	7	2006	3	972	N	N	14018 C 32ND AVE NE
007	766370	0928	5/10/07	\$289,950	1362	0	7	2006	3	928	N	N	14018 B 32ND AVE NE
007	113300	0136	9/28/05	\$449,000	1370	820	7	1967	4	7589	N	N	12713 19TH AVE NE
007	113300	0136	11/13/07	\$475,000	1370	820	7	1967	4	7589	N	N	12713 19TH AVE NE
007	113300	0695	8/6/07	\$449,922	1370	1120	7	1976	3	9500	N	N	13311 19TH AVE NE
007	766370	0613	1/24/05	\$280,000	1370	0	7	1952	3	7930	N	N	14024 25TH AVE NE
007	766370	0925	6/15/07	\$305,000	1372	0	7	2006	3	1297	N	N	14020 D 32ND AVE NE
007	212604	9295	6/16/05	\$391,500	1380	680	7	1978	3	8166	N	N	13310 22ND AVE NE
007	766370	0926	6/20/07	\$299,950	1388	0	7	2006	3	1285	N	N	14018 D 32ND AVE NE
007	766370	0929	6/4/07	\$299,950	1388	0	7	2006	3	1312	N	N	14018 A 32ND AVE NE
007	113300	0062	9/12/05	\$320,000	1390	0	7	1949	4	11670	N	N	12505 20TH AVE NE
007	212604	9203	10/19/07	\$403,000	1400	440	7	1953	3	8400	N	N	2609 NE 133RD ST
007	638150	0905	4/12/05	\$299,950	1400	0	7	1955	3	6488	N	N	14004 20TH AVE NE
007	202604	9147	5/23/07	\$375,000	1420	90	7	1952	3	8948	N	N	13014 10TH AVE NE
007	766370	0769	6/12/07	\$365,000	1460	0	7	1946	3	8680	N	N	14021 30TH AVE NE
007	383450	0380	8/23/05	\$373,490	1470	750	7	1953	3	8412	N	N	12720 25TH AVE NE
007	766370	0672	7/31/07	\$477,000	1470	1900	7	1953	3	7808	N	N	14020 26TH AVE NE
007	638150	1135	10/24/05	\$354,000	1490	0	7	1959	3	10719	N	N	13719 23RD AVE NE
007	442710	0025	12/29/05	\$299,000	1500	0	7	1953	3	6337	N	N	13533 15TH PL NE
007	442710	0155	7/27/05	\$301,000	1500	0	7	1953	3	6240	N	N	13538 16TH AVE NE
007	638150	1195	11/17/06	\$351,000	1500	0	7	1950	3	7959	N	N	13708 23RD AVE NE
007	766370	0493	9/6/06	\$257,500	1510	0	7	1948	3	5982	N	N	2716 NE 143RD ST
007	212604	9244	11/15/05	\$340,000	1510	0	7	1946	4	8213	N	N	13026 23RD PL NE
007	442660	0070	8/23/06	\$393,000	1520	0	7	1952	3	7156	N	N	12704 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
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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
007	178760	0093	4/22/05	\$300,000	1540	0	7	1953	4	7875	N	N	520 NE 131ST PL
007	202604	9113	5/23/07	\$367,000	1540	0	7	1953	3	7200	N	N	1242 NE 130TH ST
007	766370	0661	8/18/06	\$369,000	1560	0	7	1949	3	8509	N	N	14027 27TH AVE NE
007	766370	0661	6/11/07	\$399,950	1560	0	7	1949	3	8509	N	N	14027 27TH AVE NE
007	070500	0095	6/28/06	\$415,000	1570	0	7	1950	4	7000	N	N	2618 NE 134TH ST
007	382170	0032	12/18/07	\$369,000	1580	0	7	1949	4	8514	N	N	13710 30TH AVE NE
007	382220	0028	4/20/05	\$310,750	1590	0	7	1963	3	6205	N	N	2715 NE 135TH ST
007	383450	0475	9/19/05	\$322,000	1590	0	7	1924	4	8438	N	N	12514 25TH AVE NE
007	442710	0035	8/29/06	\$288,500	1590	0	7	1953	4	7299	N	N	13519 15TH PL NE
007	638150	1340	8/25/06	\$420,000	1590	0	7	1950	4	7387	N	N	13734 25TH AVE NE
007	638150	1770	7/3/07	\$477,500	1590	0	7	1982	3	7041	N	N	13528 23RD PL NE
007	383450	0400	8/19/05	\$330,000	1620	260	7	1942	3	11907	N	N	12744 25TH AVE NE
007	383450	0400	8/27/07	\$498,000	1620	260	7	1942	3	11907	N	N	12744 25TH AVE NE
007	638150	1104	3/30/06	\$372,500	1620	0	7	1950	3	8203	N	N	13732 22ND AVE NE
007	638150	0850	8/23/05	\$339,950	1630	0	7	1944	4	7096	N	N	14091 23RD PL NE
007	209270	0030	2/6/07	\$361,000	1650	0	7	1953	3	7310	N	N	12815 25TH AVE NE
007	212604	9178	6/6/07	\$442,000	1670	0	7	1951	4	8794	N	N	13047 25TH AVE NE
007	638150	1005	12/6/07	\$417,500	1670	0	7	1951	4	5000	N	N	2006 NE 137TH ST
007	638150	0060	12/23/05	\$320,000	1680	0	7	1950	4	7800	N	N	14310 20TH AVE NE
007	641410	0462	11/9/05	\$370,000	1680	0	7	1950	4	9045	N	N	12726 12TH AVE NE
007	685570	0005	5/4/05	\$325,000	1680	0	7	1951	3	9869	N	N	1925 NE 137TH ST
007	641410	0590	6/27/07	\$544,950	1690	0	7	1955	4	7236	N	N	832 NE 127TH ST
007	145360	0224	2/24/05	\$302,000	1690	0	7	1956	4	5790	N	N	3013 NE 135TH ST
007	638150	0095	3/5/07	\$370,000	1720	0	7	2005	3	1777	N	N	14350 20TH AVE NE
007	638150	0095	1/3/06	\$389,500	1720	0	7	2005	3	1777	N	N	14350 20TH AVE NE
007	638150	0096	3/6/06	\$375,000	1720	0	7	2005	3	1777	N	N	14352 20TH AVE NE
007	442660	0080	6/13/07	\$410,000	1770	0	7	1952	4	8370	N	N	2321 NE 128TH ST
007	638150	1610	1/10/07	\$325,000	1780	0	7	1951	3	8013	N	N	2511 NE 136TH ST
007	766370	0644	1/4/05	\$301,600	1820	0	7	1951	4	8531	N	N	14057 27TH AVE NE
007	638150	1415	6/23/06	\$480,000	1820	0	7	1949	4	7064	N	N	2505 NE 140TH ST
007	442660	0045	6/15/05	\$347,500	1820	0	7	1952	3	9315	N	N	2320 NE 128TH ST

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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
007	442710	0010	5/24/06	\$335,000	1820	0	7	1953	5	6354	N	N	13553 15TH PL NE
007	638150	1865	9/11/06	\$418,000	1850	0	7	1983	3	7837	N	N	13534 23RD AVE NE
007	212604	9214	5/5/05	\$380,000	1880	0	7	1955	4	7500	N	N	13039 26TH AVE NE
007	212604	9214	6/13/06	\$410,000	1880	0	7	1955	4	7500	N	N	13039 26TH AVE NE
007	638150	0660	9/20/07	\$485,000	1920	0	7	1994	3	6826	N	N	14069 24TH AVE NE
007	070500	0060	8/30/07	\$415,000	1940	0	7	1950	4	6971	N	N	2519 NE 135TH ST
007	382220	0068	12/28/05	\$420,000	1940	0	7	1994	3	7175	N	N	2708 NE 135TH ST
007	383450	0470	9/13/05	\$330,000	2160	0	7	1951	3	8440	N	N	12508 25TH AVE NE
007	638150	1660	3/13/07	\$479,500	2160	0	7	1950	4	11200	N	N	2526 NE 135TH ST
007	145360	0146	6/22/05	\$412,000	2160	0	7	1999	3	7201	N	N	13312 30TH AVE NE
007	145360	0146	9/29/06	\$460,000	2160	0	7	1999	3	7201	N	N	13312 30TH AVE NE
007	663230	0041	1/25/05	\$494,000	2210	0	7	2004	3	7437	N	N	1711 NE 140TH ST
007	442710	0180	6/8/05	\$325,000	2240	0	7	1953	4	6206	N	N	13504 16TH AVE NE
007	638150	1765	1/26/07	\$540,000	2260	0	7	1999	3	6726	N	N	13532 23RD PL NE
007	113300	0415	4/17/06	\$442,000	2560	0	7	1942	5	11714	N	N	1755 NE 130TH PL
007	521920	0005	8/30/05	\$465,000	3270	0	7	1999	3	11128	N	N	2126 NE 137TH ST
007	425090	0171	5/6/05	\$348,950	1070	670	8	1955	3	6000	N	N	13338 23RD AVE NE
007	202604	9321	7/13/05	\$299,950	1074	299	8	2005	3	1458	N	N	1223 NE 135TH ST
007	185470	0075	11/6/06	\$379,000	1130	590	8	1950	3	7200	N	N	529 NE 130TH ST
007	425090	0160	7/6/05	\$371,200	1180	870	8	1958	4	8100	N	N	13348 23RD AVE NE
007	766370	0453	3/11/05	\$367,500	1200	580	8	1961	3	9352	N	N	2750 NE 143RD ST
007	942150	0150	6/17/05	\$329,950	1200	630	8	1960	3	8004	N	N	13338 28TH AVE NE
007	942150	0090	6/29/06	\$425,000	1210	590	8	1960	3	7830	N	N	13302 28TH AVE NE
007	425090	0165	12/12/07	\$435,000	1240	690	8	1959	4	8100	N	N	13344 23RD AVE NE
007	942150	0050	2/9/07	\$410,000	1260	630	8	1960	3	8016	N	N	13327 28TH AVE NE
007	641410	0140	7/6/07	\$485,000	1280	910	8	1990	3	7200	N	N	815 NE 127TH ST
007	185470	0055	12/15/06	\$400,000	1300	790	8	1951	3	7707	N	N	553 NE 130TH ST
007	212604	9133	10/9/06	\$450,000	1330	200	8	1964	3	7318	N	N	2003 NE 130TH ST
007	113300	0425	7/7/05	\$474,950	1350	210	8	1952	3	19000	N	N	1737 NE 130TH PL
007	383450	0537	10/10/06	\$370,000	1370	330	8	1992	3	1867	N	N	12531 D 27TH AVE NE
007	383450	0542	12/30/05	\$350,000	1370	330	8	1992	3	1491	N	N	12527 B 27TH AVE NE

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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
007	383450	0548	3/31/06	\$320,000	1370	320	8	1992	3	1309	N	N	12525 B 27TH AVE NE
007	638150	1810	5/8/07	\$569,900	1370	1000	8	2006	3	7046	N	N	13523 25TH AVE NE
007	638150	1815	3/22/07	\$568,900	1370	1000	8	2006	3	7018	N	N	13527 25TH AVE NE
007	202604	9148	5/15/07	\$545,000	1390	380	8	1960	3	11250	N	N	13038 11TH AVE NE
007	638150	1973	9/14/05	\$375,000	1450	0	8	1975	3	6008	N	N	13510 22ND AVE NE
007	750870	0065	11/21/05	\$395,000	1490	810	8	1957	3	8326	N	N	13005 14TH PL NE
007	750870	0080	8/22/05	\$435,000	1500	820	8	1956	3	10243	N	N	13004 14TH PL NE
007	663230	0201	3/21/05	\$300,000	1520	0	8	2006	3	1488	N	N	14361 19TH AVE NE
007	663230	0201	4/18/07	\$364,950	1520	0	8	2006	3	1488	N	N	14361 19TH AVE NE
007	663230	0202	8/22/06	\$365,000	1520	0	8	2006	3	1519	N	N	14345 19TH AVE NE
007	663230	0203	2/1/07	\$365,000	1520	0	8	2006	3	1497	N	N	14349 19TH AVE NE
007	663230	0204	11/27/06	\$380,000	1520	0	8	2006	3	1649	N	N	14347 19TH AVE NE
007	663230	0205	11/22/06	\$374,950	1520	0	8	2006	3	1626	N	N	14345 B 19TH AVE NE
007	663230	0199	4/19/07	\$372,450	1520	0	8	2007	3	1488	N	N	14359 19TH AVE NE
007	663230	0206	4/16/07	\$364,950	1520	0	8	2006	3	1488	N	N	14357 19TH AVE NE
007	663230	0207	4/18/07	\$368,000	1520	0	8	2006	3	1488	N	N	14351 19TH AVE NE
007	663230	0209	4/19/07	\$364,950	1520	0	8	2006	3	1488	N	N	14355 19TH AVE NE
007	641410	0653	5/29/07	\$465,000	1530	520	8	1960	4	8693	N	N	812 NE 127TH ST
007	185470	0095	4/27/06	\$379,950	1570	0	8	1954	3	6973	N	N	12752 ROOSEVELT WAY NE
007	638150	1280	7/26/06	\$673,750	1630	1200	8	1955	5	8691	N	N	2424 NE 137TH ST
007	750870	0050	6/5/06	\$398,500	1670	0	8	1957	3	5500	N	N	1401 NE BROCKMAN PL
007	663230	0563	6/12/06	\$508,500	1730	770	8	1949	4	7640	N	N	1207 NE 140TH ST
007	641410	0525	2/22/05	\$330,000	1760	0	8	1983	3	7225	N	N	1105 NE 130TH ST
007	202604	9033	7/19/07	\$517,000	1870	0	8	1951	3	8789	N	N	1105 NE 135TH ST
007	663230	0053	8/29/06	\$459,000	1910	350	8	1967	3	9829	N	N	13755 20TH AVE NE
007	202604	9313	5/27/05	\$572,000	2020	590	8	2004	3	7206	N	N	13300 11TH AVE NE
007	202604	9314	9/5/06	\$625,000	2020	590	8	2004	3	7208	N	N	13308 11TH AVE NE
007	437320	0075	4/27/06	\$495,000	2050	550	8	1947	4	7500	N	N	13325 11TH AVE NE
007	437320	0075	10/4/07	\$550,000	2050	550	8	1947	4	7500	N	N	13325 11TH AVE NE
007	663230	0084	5/3/06	\$475,000	2090	0	8	1994	3	7298	N	N	1912 NE 130TH ST
007	638150	1850	3/21/06	\$425,000	2220	0	8	1996	3	7200	N	N	2309 NE 137TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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
007	113300	0144	3/9/05	\$439,218	2410	0	8	1991	3	7225	N	N	12561 19TH AVE NE
007	113300	0246	9/28/07	\$580,000	2430	0	8	1995	3	16354	N	N	12744 15TH AVE NE
007	663230	0120	9/7/06	\$557,000	2610	0	8	1993	3	12225	N	N	14055 19TH AVE NE
007	113300	0383	9/30/05	\$586,000	2630	0	8	1999	3	7266	N	N	1720 NE BROCKMAN PL
007	212604	9057	2/6/06	\$597,950	2760	0	8	2005	3	9156	N	N	12529 25TH AVE NE
007	202604	9037	2/21/06	\$715,000	2930	1175	8	2004	3	15587	N	N	13310 11TH AVE NE
007	663230	0569	3/10/05	\$549,950	1800	560	9	2004	3	7205	N	N	1203 NE 140TH ST
007	663230	0567	4/22/05	\$549,950	2820	0	9	2004	3	7877	N	N	1211 NE 140TH ST
007	113300	0622	2/17/05	\$600,000	2840	0	9	2004	3	8439	N	N	1922 NE 130TH PL
008	679810	0460	3/11/06	\$250,000	560	0	5	1948	3	5760	N	N	11727 17TH AVE NE
008	679810	0540	6/2/06	\$336,000	830	0	5	1931	4	8100	N	N	11508 16TH AVE NE
008	679810	0580	5/25/05	\$252,000	980	0	5	1938	4	5760	N	N	1609 NE 117TH ST
008	344800	0245	9/12/05	\$249,950	660	0	6	1947	3	12080	N	N	12041 HIRAM PL NE
008	890100	0329	9/8/06	\$307,650	750	0	6	1937	4	4546	N	N	11016 15TH AVE NE
008	890100	0329	7/20/05	\$268,180	750	0	6	1937	4	4546	N	N	11016 15TH AVE NE
008	679810	0190	12/5/05	\$265,000	760	0	6	1947	3	8100	N	N	11720 19TH AVE NE
008	890100	1325	3/6/07	\$400,000	760	0	6	1940	3	9375	N	N	11047 23RD AVE NE
008	771560	0060	7/25/05	\$289,500	780	240	6	1944	3	9438	N	N	12335 22ND AVE NE
008	771560	0095	11/16/07	\$364,000	780	150	6	1944	3	9627	N	N	12332 22ND AVE NE
008	379210	0005	12/26/06	\$353,500	800	0	6	1944	4	7425	N	N	11756 20TH AVE NE
008	771560	0125	9/21/06	\$425,000	880	300	6	1944	3	7200	N	N	2022 NE 123RD ST
008	344800	1255	12/8/06	\$285,000	890	0	6	1953	3	9000	N	N	2522 NE 117TH ST
008	344800	1316	8/21/06	\$330,000	890	0	6	1940	3	5600	N	N	2517 NE 120TH ST
008	344800	1316	4/24/07	\$349,990	890	0	6	1940	3	5600	N	N	2517 NE 120TH ST
008	679810	0225	5/25/05	\$314,000	890	440	6	1927	4	8100	N	N	11757 19TH AVE NE
008	344800	0260	9/23/05	\$283,500	910	0	6	1942	3	16350	N	N	12037 HIRAM PL NE
008	679810	1100	2/8/05	\$273,550	960	0	6	1927	3	7740	N	N	12049 PINEHURST WAY NE
008	679810	0160	1/22/07	\$338,000	1030	0	6	1942	4	7200	N	N	1905 NE 117TH ST
008	890100	0440	7/13/05	\$330,000	1030	0	6	1928	4	8282	N	N	1536 NE 113TH ST
008	183700	0040	4/26/06	\$331,000	1040	0	6	1980	3	8296	N	N	12056 22ND AVE NE
008	679810	0482	1/21/05	\$245,000	1050	0	6	1954	3	5100	N	N	1622 NE 117TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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
008	890100	0485	7/6/07	\$400,500	1090	0	6	1940	4	10050	N	N	11347 17TH AVE NE
008	344800	1160	4/4/06	\$381,000	1200	0	6	1949	3	7920	N	N	11722 26TH AVE NE
008	890100	1335	10/24/07	\$499,000	1210	0	6	1926	4	15000	N	N	11041 23RD AVE NE
008	679810	0690	9/26/05	\$275,000	1250	0	6	1942	4	8100	N	N	11539 16TH AVE NE
008	990400	0025	1/24/05	\$284,000	1360	0	6	1928	3	9600	N	N	11719 25TH AVE NE
008	679810	1165	12/7/05	\$305,000	1410	0	6	1931	4	8100	N	N	12032 PINEHURST WAY NE
008	890100	0575	11/10/05	\$350,000	1490	0	6	1926	3	6710	N	N	11341 19TH AVE NE
008	282604	9075	8/28/07	\$329,500	2015	0	6	1942	3	8215	N	N	1724 NE 120TH ST
008	344800	1265	8/22/06	\$378,000	2440	0	6	1928	4	9620	N	N	11709 26TH AVE NE
008	890200	0357	4/16/07	\$320,000	800	0	7	1951	3	7350	N	N	2405 NE 115TH ST
008	344800	1401	7/9/07	\$288,000	810	145	7	2007	3	682	N	N	11501 B 28TH AVE NE
008	282604	9080	2/6/06	\$363,000	820	0	7	1938	3	6902	N	N	12301 20TH AVE NE
008	344800	1400	7/23/07	\$301,500	850	145	7	2007	3	940	N	N	11501 C 26TH AVE NE
008	344800	1402	8/2/07	\$302,000	850	145	7	2007	3	871	N	N	11501 A 28TH AVE NE
008	890100	1015	1/5/05	\$298,500	860	400	7	1941	3	7800	N	N	11026 19TH AVE NE
008	942340	0130	10/18/06	\$485,000	870	610	7	1954	4	18060	N	N	12030 23RD AVE NE
008	771510	0020	6/12/07	\$436,000	890	650	7	1941	4	7920	N	N	12335 23RD AVE NE
008	282604	9153	7/14/06	\$331,000	900	0	7	1947	3	8100	N	N	11721 22ND AVE NE
008	282604	9088	5/22/06	\$401,500	940	120	7	1955	3	8100	N	N	12015 23RD AVE NE
008	282604	9237	9/8/06	\$380,000	940	0	7	1927	4	7260	N	N	1703 NE 125TH ST
008	890100	1178	7/19/06	\$335,800	940	0	7	1949	3	7500	N	N	11312 20TH AVE NE
008	679810	1095	10/9/06	\$385,500	950	0	7	1944	3	7740	N	N	12055 PINEHURST WAY NE
008	679810	0420	6/16/06	\$360,000	960	0	7	1931	3	8100	N	N	11746 17TH AVE NE
008	344800	1406	8/14/07	\$326,500	981	184	7	2007	3	1816	N	N	2522 NE 115TH ST
008	890100	0365	12/12/05	\$320,000	990	0	7	1939	3	7227	N	N	11225 GOODWIN WAY NE
008	344800	1175	7/27/07	\$328,000	1010	0	7	1956	4	5308	N	N	11706 26TH AVE NE
008	890100	0701	4/27/06	\$303,100	1020	150	7	1949	4	5016	N	N	1718 NE NORTHGATE WAY
008	679810	0661	8/4/05	\$269,950	1020	190	7	2004	3	1174	N	N	11715 B 16TH AVE NE
008	890100	0683	9/15/05	\$300,000	1030	0	7	1949	3	6341	N	N	11037 GOODWIN WAY NE
008	679810	0135	8/28/06	\$388,000	1040	170	7	1931	4	8040	N	N	11526 19TH AVE NE
008	344800	1404	7/9/07	\$314,950	1041	189	7	2007	3	1005	N	N	2518 NE 115TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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
008	344800	1405	6/20/07	\$315,950	1041	189	7	2007	3	1005	N	N	2520 NE 115TH ST
008	751250	0010	7/17/06	\$339,950	1060	0	7	1952	3	9610	N	N	12408 PINEHURST WAY NE
008	890100	1170	6/28/07	\$449,950	1060	300	7	1940	3	7500	N	N	2000 NE 113TH ST
008	344800	0195	11/20/07	\$377,000	1080	0	7	1950	4	6000	N	N	12324 25TH AVE NE
008	890100	1290	6/17/05	\$365,000	1080	140	7	1928	4	7800	N	N	11028 20TH AVE NE
008	679810	0655	5/6/05	\$269,950	1086	313	7	2005	3	1320	N	N	11725 16TH AVE NE
008	679810	0654	5/5/05	\$249,950	1088	288	7	2005	3	1225	N	N	11725 16TH AVE NE
008	679810	0113	3/2/06	\$325,000	1090	0	7	1951	4	6300	N	N	11502 19TH AVE NE
008	890100	0600	12/14/07	\$493,000	1090	230	7	1948	3	7500	N	N	1734 NE 113TH ST
008	890100	0640	6/28/06	\$350,000	1100	0	7	1942	3	8100	N	N	11058 17TH AVE NE
008	890200	0387	6/24/05	\$349,950	1100	510	7	1984	3	7320	N	N	2336 NE 113TH ST
008	282604	9260	8/7/07	\$495,500	1110	520	7	1990	3	7626	N	N	12033 20TH AVE NE
008	890100	1590	10/12/05	\$367,500	1110	140	7	1940	4	11250	N	N	2312 NE 113TH ST
008	183700	0075	5/26/05	\$310,000	1120	270	7	1942	5	8976	N	N	12032 20TH AVE NE
008	183700	0095	9/13/06	\$330,000	1120	0	7	1954	3	8910	N	N	12027 22ND AVE NE
008	890100	0353	3/9/07	\$387,000	1120	400	7	1947	3	7400	N	N	1515 NE 113TH ST
008	890100	0450	1/8/07	\$349,950	1120	0	7	1950	3	5370	N	N	11332 15TH AVE NE
008	890100	1066	11/28/05	\$393,000	1120	640	7	1981	3	7500	N	N	11031 20TH AVE NE
008	679810	0720	3/29/05	\$309,950	1140	0	7	1953	3	8100	N	N	1520 NE 115TH ST
008	942340	0032	10/11/05	\$370,000	1160	850	7	1987	3	7594	N	N	12339 24TH AVE NE
008	890100	0705	4/19/07	\$347,000	1170	0	7	1944	3	10557	N	N	11011 GOODWIN WAY NE
008	686820	0195	9/16/05	\$309,950	1190	0	7	1954	3	8040	N	N	11551 25TH AVE NE
008	679810	0010	7/6/07	\$420,000	1200	0	7	1940	3	8100	N	N	11751 20TH AVE NE
008	990400	0105	7/12/07	\$490,000	1200	900	7	1955	3	9680	Y	N	2300 NE 117TH ST
008	679810	0530	6/5/06	\$347,000	1210	0	7	1937	4	7980	N	N	1624 NE 115TH ST
008	771510	0015	4/19/07	\$487,000	1230	140	7	1941	4	7920	N	N	12343 23RD AVE NE
008	890100	1291	5/1/06	\$444,500	1230	650	7	1988	3	7200	N	N	11030 20TH AVE NE
008	282604	9231	6/12/06	\$395,000	1240	670	7	1965	3	7500	N	N	1712 NE 120TH ST
008	890200	0373	10/27/05	\$419,500	1240	800	7	1987	3	7270	N	N	11335 25TH AVE NE
008	679810	0040	10/30/06	\$280,000	1250	0	7	1925	3	8100	N	N	11721 20TH AVE NE
008	890100	1065	6/5/07	\$469,000	1250	740	7	1981	3	7500	N	N	11035 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
008	183700	0005	12/8/06	\$410,000	1260	0	7	1947	4	8160	N	N	12014 22ND AVE NE
008	890100	0599	11/28/05	\$352,300	1260	0	7	1950	4	7500	N	N	1724 NE 113TH ST
008	990400	0017	10/3/07	\$397,500	1260	0	7	1967	3	6000	N	N	11725 25TH AVE NE
008	890200	0363	6/1/06	\$416,000	1270	440	7	1987	3	7270	N	N	11345 25TH AVE NE
008	679810	1030	7/20/05	\$435,000	1280	420	7	1942	3	8160	N	N	12354 16TH AVE NE
008	890100	0615	6/26/07	\$360,000	1280	0	7	1942	3	9977	N	N	11026 GOODWIN WAY NE
008	890200	0375	5/18/06	\$399,999	1290	800	7	1976	3	8600	N	N	11331 24TH AVE NE
008	679810	0485	4/14/06	\$410,000	1300	1300	7	1978	3	8040	N	N	11555 17TH AVE NE
008	679810	1130	2/21/06	\$378,500	1310	0	7	1936	4	7740	N	N	12013 PINEHURST WAY NE
008	556920	0030	10/12/05	\$499,000	1320	400	7	1960	3	8534	N	N	12342 24TH AVE NE
008	679810	0260	10/19/05	\$330,000	1320	0	7	1949	3	8100	N	N	11715 19TH AVE NE
008	344800	0321	9/7/07	\$525,000	1330	0	7	1990	3	7235	N	N	12030 25TH AVE NE
008	890100	1559	4/13/07	\$429,500	1340	0	7	1951	3	7500	N	N	11034 23RD AVE NE
008	686820	0165	7/24/07	\$365,000	1350	0	7	1954	3	8040	N	N	11515 25TH AVE NE
008	942340	0029	5/4/06	\$374,500	1350	530	7	1962	3	7590	N	N	12324 24TH AVE NE
008	890100	0446	8/15/05	\$435,000	1360	1050	7	1994	3	7507	N	N	11326 GOODWIN WAY NE
008	344800	0423	7/18/06	\$320,000	1360	0	7	2001	3	1031	N	N	2707 NE 123RD ST
008	751250	0035	8/18/05	\$405,000	1370	480	7	1952	4	6500	N	N	12314 18TH AVE NE
008	344800	1200	12/9/05	\$310,000	1390	0	7	1926	4	6480	N	N	11748 25TH AVE NE
008	890100	0636	10/16/07	\$470,000	1420	670	7	1989	3	7518	N	N	11046 GOODWIN WAY NE
008	890100	0670	8/1/06	\$355,000	1480	0	7	1947	3	12100	N	N	11039 19TH AVE NE
008	890100	1175	7/17/07	\$445,000	1480	0	7	2001	3	7500	N	N	2020 NE 113TH ST
008	890100	1550	8/2/06	\$380,000	1480	0	7	1944	3	11250	N	N	11042 23RD AVE NE
008	890100	0540	4/28/05	\$350,000	1500	0	7	1949	4	7760	N	N	11334 17TH AVE NE
008	890200	0356	4/5/07	\$483,000	1500	1320	7	1952	3	7500	N	N	2415 NE 115TH ST
008	282604	9067	3/22/05	\$379,950	1510	0	7	1935	4	7774	N	N	12013 20TH AVE NE
008	890100	0455	1/14/05	\$275,000	1520	0	7	1950	3	8820	N	N	11340 15TH AVE NE
008	890100	0675	6/5/07	\$495,000	1580	0	7	1937	4	6654	N	N	1702 NE NORTHGATE WAY
008	679810	0310	7/18/06	\$490,000	1580	0	7	2000	3	8040	N	N	11511 19TH AVE NE
008	679810	1000	3/23/05	\$370,000	1650	0	7	1978	3	11100	N	N	1527 NE 123RD ST
008	890100	1555	11/8/05	\$447,000	1700	0	7	1923	4	11250	N	N	11048 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
008	344800	0180	7/22/05	\$364,000	1750	0	7	1959	3	5350	N	N	2515 NE 125TH ST
008	890100	0328	7/16/06	\$485,000	2225	0	7	2006	3	5765	N	N	11014 15TH AVE NE
008	679810	0114	8/17/06	\$635,000	3660	380	7	2000	3	8040	N	N	11510 19TH AVE NE
008	344800	0540	5/10/06	\$308,888	992	138	8	2006	3	1041	N	N	12034 B 28TH AVE NE
008	344800	0540	5/10/06	\$313,488	992	138	8	2006	3	1041	N	N	12034 B 28TH AVE NE
008	344800	0545	5/24/06	\$308,888	992	138	8	2006	3	1040	N	N	12030 B 28TH AVE NE
008	344800	0545	5/10/06	\$308,888	992	138	8	2006	3	1040	N	N	12030 B 28TH AVE NE
008	344800	0555	6/5/06	\$308,888	992	138	8	2006	3	1041	N	N	12026 B 28TH AVE NE
008	344800	0570	5/3/06	\$303,450	992	138	8	2006	3	1040	N	N	12020 B 28TH AVE NE
008	344800	0541	5/9/06	\$308,888	992	138	8	2006	3	1040	N	N	12034 A 28TH AVE NE
008	344800	0547	5/4/06	\$300,000	992	138	8	2006	3	1060	N	N	12028 B 28TH AVE NE
008	344800	0548	6/5/06	\$308,888	992	138	8	2006	3	1061	N	N	12028 A 28TH AVE NE
008	344800	0548	3/8/07	\$319,900	992	138	8	2006	3	1061	N	N	12028 A 28TH AVE NE
008	344800	0556	5/1/06	\$308,888	992	138	8	2006	3	1040	N	N	12026 A 28TH AVE NE
008	344800	0558	5/17/06	\$299,950	992	138	8	2006	3	1060	N	N	12024 A 28TH AVE NE
008	344800	0571	5/10/06	\$304,950	992	138	8	2006	3	1040	N	N	12020 A 28TH AVE NE
008	344800	0572	5/10/06	\$299,950	992	138	8	2006	3	1060	N	N	12022 B 28TH AVE NE
008	344800	0573	5/10/06	\$299,950	992	138	8	2006	3	1061	N	N	12022 A 28TH AVE NE
008	679810	0670	10/26/06	\$353,000	1100	200	8	2006	3	7729	N	N	1526 NE 117TH ST
008	679810	0671	10/25/06	\$349,000	1100	200	8	2006	3	919	N	N	1528 NE 117TH ST
008	679810	0673	10/20/06	\$354,000	1100	200	8	2006	3	1362	N	N	1524 NE 117TH ST
008	679810	0674	10/26/06	\$342,450	1100	200	8	2006	3	1067	N	N	11711 16TH AVE NE
008	679810	0672	10/20/06	\$352,500	1160	200	8	2006	3	1540	N	N	1530 NE 117TH ST
008	679810	0676	10/31/06	\$350,700	1160	200	8	2006	3	1687	N	N	11709 16TH AVE NE
008	344800	1123	7/27/06	\$469,950	1200	750	8	2005	3	6420	N	N	2635 NE 120TH ST
008	344800	0170	8/7/06	\$359,500	1280	0	8	2006	3	1327	N	N	2501 NE 125TH WAY
008	686820	0080	12/22/06	\$414,500	1280	490	8	1951	3	8040	Y	N	11533 24TH AVE NE
008	890100	0360	10/5/05	\$376,000	1280	0	8	1940	5	6047	N	N	1525 NE 113TH ST
008	344800	0171	7/25/06	\$350,000	1280	0	8	2006	3	1335	N	N	2501 NE 125TH WAY
008	344800	0166	7/21/06	\$349,500	1280	0	8	2006	3	1017	N	N	2503 NE 125TH ST
008	344800	0167	7/26/06	\$354,500	1280	0	8	2006	3	1253	N	N	2505 NE 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
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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
008	344800	0165	7/21/06	\$369,500	1320	0	8	2006	3	2253	N	N	2501 NE 125TH ST
008	686820	0140	8/10/05	\$420,000	1370	1220	8	1955	3	8040	Y	N	11512 24TH AVE NE
008	771510	0025	6/30/05	\$392,500	1390	560	8	1941	3	7920	N	N	12331 23RD AVE NE
008	344800	0172	7/27/06	\$401,000	1410	0	8	2006	3	2207	N	N	2501 NW 125TH ST
008	344800	0168	6/8/06	\$390,000	1410	0	8	2006	3	1926	N	N	12356 HIRAM PL NE
008	679810	0535	11/21/05	\$380,000	1420	0	8	1954	3	8100	N	N	1602 NE 115TH ST
008	679810	0535	5/11/06	\$424,052	1420	0	8	1954	3	8100	N	N	1602 NE 115TH ST
008	890100	1608	2/1/05	\$440,000	1420	540	8	1947	3	9000	N	N	11336 23RD AVE NE
008	282604	9177	10/17/07	\$535,000	1490	940	8	1957	4	7802	N	N	1709 NE 124TH ST
008	344800	0410	10/2/05	\$351,000	1490	0	8	2004	3	1709	N	N	2701 B NE 123RD ST
008	437570	0130	12/5/07	\$390,000	1560	0	8	1941	4	8040	N	N	2205 NE 117TH ST
008	282604	9214	2/25/05	\$379,950	1590	0	8	2004	3	5670	N	N	12012 20TH AVE NE
008	890100	0580	8/5/05	\$389,450	1640	0	8	1988	3	7796	N	N	11335 19TH AVE NE
008	942340	0161	5/30/06	\$485,000	1650	760	8	1964	3	7200	N	N	2409 NE 123RD ST
008	574570	0030	2/27/07	\$452,000	1700	0	8	1964	3	7263	N	N	1725 NE 122ND ST
008	751250	0027	2/8/06	\$524,000	1770	830	8	1999	3	7650	N	N	1724 NE 124TH ST
008	282604	9031	5/30/06	\$484,950	1860	0	8	2005	3	7212	N	N	1711 NE 125TH ST
008	282604	9106	5/9/06	\$489,500	1860	0	8	2005	3	7266	N	N	1909 NE 125TH ST
008	282604	9248	3/30/06	\$489,500	1860	0	8	2005	3	7214	N	N	1721 NE 125TH ST
008	282604	9280	5/23/06	\$499,500	1860	0	8	2005	3	7266	N	N	1717 NW 125TH ST
008	282604	9281	5/5/06	\$489,500	1860	0	8	2005	3	7266	N	N	1901 NW 125TH ST
008	282604	9281	11/21/07	\$537,000	1860	0	8	2005	3	7266	N	N	1901 NW 125TH ST
008	282604	9282	4/12/06	\$500,200	1860	0	8	2005	3	7214	N	N	1905 NE 125TH ST
008	282604	9283	4/27/06	\$499,000	1860	0	8	2005	3	7240	N	N	1915 NE 125TH ST
008	890100	1146	6/26/05	\$499,950	2290	0	8	2005	3	7786	N	N	11335 20TH AVE NE
008	890100	0543	3/22/05	\$575,000	2590	0	8	2004	3	7237	N	N	11336 17TH AVE NE
008	890100	0547	3/22/05	\$584,950	2590	0	8	2004	3	7200	N	N	11338 17TH AVE NE
008	437570	0100	7/28/05	\$535,000	2850	0	8	1994	3	8040	N	N	11522 22ND AVE NE
008	282604	9279	1/20/05	\$520,000	2450	0	9	2004	3	7461	N	N	12015 20TH AVE NE
008	282604	9278	2/3/05	\$530,000	2560	0	9	2004	3	7495	N	N	12017 20TH AVE NE
008	890100	1071	5/10/05	\$695,000	3010	0	9	2005	3	7795	N	N	11029 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
008	679810	0375	2/10/06	\$699,950	3040	0	9	2005	3	8040	N	N	11554 17TH AVE NE
008	679810	0375	4/6/07	\$763,000	3040	0	9	2005	3	8040	N	N	11554 17TH AVE NE
008	282604	9095	4/13/07	\$876,000	3630	0	9	2006	3	9600	N	N	12302 20TH AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	075100	0120	8/17/07	79411	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	075100	0130	6/8/06	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	075100	0130	7/17/07	495000	INCORRECT DATA
1	075200	0055	12/5/05	315000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	145360	0862	12/19/06	277794	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	145360	0882	11/12/07	336000	SEGREGATION AND/OR MERGER
1	145360	0882	2/16/06	432000	TEAR DOWN; SEGREGATION AND/OR MERGER;
1	145360	0887	12/24/07	315888	DOR RATIO;PREVIMP<=25K
1	145360	0888	10/17/07	358188	DOR RATIO;PREVIMP<=25K
1	145360	1038	8/24/07	359950	DIAGNOSTIC OUTLIER
1	145360	1039	5/24/07	359950	DIAGNOSTIC OUTLIER
1	145360	1040	3/30/05	283000	TEAR DOWN; SEGREGATION AND/OR MERGER;
1	145360	1500	9/15/05	375000	EXEMPT FROM EXCISE TAX
1	145360	2023	6/6/06	225000	NO MARKET EXPOSURE
1	145360	2147	7/18/07	390000	INCORRECT DATA
1	145360	2287	12/12/06	134161	DOR RATIO;QUIT CLAIM DEED
1	145410	0010	3/21/05	170000	INCORRECT DATA
1	145410	0025	10/19/06	340000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	145410	0030	4/18/07	200400	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	145410	0231	4/4/06	415000	INCORRECT DATA
1	145410	0231	9/13/07	345000	FORCED SALE
1	145410	0270	8/29/05	225300	DOR RATIO
1	145410	0365	9/18/06	540000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	145410	0380	5/2/05	185000	NON-REPRESENTATIVE SALE
1	145410	0431	10/13/06	160000	DOR RATIO
1	344800	0690	11/9/06	133717	DOR RATIO;STATEMENT TO DOR
1	344800	0822	12/15/05	320000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	344800	1080	1/30/07	324000	OBSOL
1	344800	1785	6/15/05	1100000	MULTI-PARCEL SALE
1	344800	1921	7/5/05	370000	SEGREGATION AND/OR MERGER;
1	344800	1922	11/13/07	615000	%COMPL
1	344800	1922	11/20/06	210000	LAND SALE
1	344800	2200	8/7/07	700000	INCORRECT DATA
1	344800	2285	10/8/07	395000	EXEMPT FROM EXCISE TAX
1	344800	2290	6/12/06	375000	NO MARKET EXPOSURE
1	344800	2290	2/23/06	300000	NO MARKET EXPOSURE
1	344800	2335	5/24/07	595000	INCORRECT DATA
1	383400	0220	9/1/05	200000	NON-REPRESENTATIVE SALE
1	383400	0260	3/23/07	250000	TEAR DOWN
1	383400	0285	6/8/05	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	383400	0475	7/27/05	190000	DOR RATIO
1	383400	0785	2/24/05	300000	NO MARKET EXPOSURE
1	393590	0296	8/9/06	615000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	393590	0316	3/22/07	408000	OBSOL
1	399270	0085	11/6/07	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	399270	0256	10/4/07	590000	INCORRECT DATA
1	399270	0256	3/28/07	300000	NO MARKET EXPOSURE
1	407780	0248	5/26/06	586043	EXEMPT FROM EXCISE TAX
1	407780	0257	5/1/07	345000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	407780	0417	10/24/05	641000	INSUFICIENT REPRESENTATION
1	407780	0417	3/8/07	779950	INSUFICIENT REPRESENTATION
1	407780	0440	10/4/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/30/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	10/8/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/28/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/29/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/29/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	10/4/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/27/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0440	9/29/05	47778	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0473	11/23/05	75000	DOR RATIO;QUIT CLAIM DEED
1	407780	0511	11/14/05	250000	DOR RATIO
1	407780	0530	7/12/05	415000	INSUFICIENT REPRESENTATION
1	407780	0549	2/17/05	109816	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	407780	0590	4/26/05	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	766370	0271	4/1/05	207500	NO MARKET EXPOSURE
1	766370	0272	11/22/06	266500	INSUFICIENT REPRESENTATION
1	766370	0951	3/22/05	310000	NO MARKET EXPOSURE
1	882090	0295	9/28/07	395000	TEAR DOWN;
1	882090	0320	12/12/06	750000	NO MARKET EXPOSURE
1	882090	0320	1/31/06	600000	NO MARKET EXPOSURE
1	882090	0564	7/26/06	300000	NO MARKET EXPOSURE
1	882090	0706	8/16/05	430500	IMP COUNT
1	882090	0960	4/24/06	61667	PREVIMP<=25K;RELATED PARTY, FRIEND, OR
1	882090	0997	7/27/05	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882090	1295	3/31/06	260000	UNFIN AREA
1	882090	1315	8/31/06	185000	DOR RATIO
1	882090	1470	6/10/05	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	882090	3425	10/13/05	145000	DOR RATIO;QUIT CLAIM DEED
1	882090	3480	6/14/05	173000	DOR RATIO
1	882190	0125	4/6/05	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882190	0195	1/25/06	53163	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
1	882290	0070	8/5/05	330000	TEAR DOWN;
1	882290	0080	12/15/05	500000	TEAR DOWN; SEGREGATION AND/OR MERGER
1	882290	0115	12/16/05	1650000	DOR RATIO;MULTI-PARCEL SALE
1	882290	1030	1/29/07	530000	TEAR DOWN;
1	882290	1210	1/19/05	437500	TEAR DOWN;
1	882290	1220	3/10/05	417500	TEAR DOWN;
1	882290	1250	6/29/06	500000	TEAR DOWN
1	882290	1260	1/27/05	375000	TEAR DOWN;

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	882290	1320	4/25/05	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	981170	0125	10/20/06	212849	NO MARKET EXPOSURE
1	981170	0140	6/13/05	172500	NON-REPRESENTATIVE SALE
1	981170	0165	7/26/06	282000	NO MARKET EXPOSURE
1	981170	0165	8/3/06	300000	QUIT CLAIM DEED
3	013000	0005	3/9/06	407000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	013000	0010	2/10/05	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	156610	0130	7/17/07	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	156610	0196	4/24/07	395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	156610	0315	5/16/05	99622	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	156610	0700	4/18/06	450000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	156610	0750	5/31/05	400000	RELOCATION - SALE TO SERVICE
3	156610	0771	7/7/05	276500	OBSOL
3	256830	0021	3/2/07	715000	INCORRECT DATA
3	256830	0036	8/12/05	376200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	256830	0050	3/28/05	264000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	256830	0253	3/31/06	87628	DOR RATIO;STATEMENT TO DOR
3	256830	0254	8/25/05	95000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	256880	0121	8/4/05	435000	RELOCATION - SALE TO SERVICE
3	272604	9032	12/8/05	300950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	272604	9039	1/25/05	300500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	272604	9039	3/22/05	301020	NO MARKET EXPOSURE
3	272604	9055	1/12/05	380000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	272604	9062	2/10/06	262000	%COMPL;QUIT CLAIM DEED
3	272604	9077	10/12/05	21750	RELATED PARTY, FRIEND, OR NEIGHBOR
3	272604	9086	4/25/05	255500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	272604	9094	10/22/07	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	272604	9141	11/20/06	238362	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	272604	9184	6/30/06	172000	PREVIMP<=25K
3	282604	9048	6/13/06	305000	PREVIMP<=25K
3	282604	9094	4/21/05	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	282604	9211	4/2/07	500000	INCORRECT DATA
3	332604	9003	8/20/07	442500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	342604	9124	6/28/06	309300	NO MARKET EXPOSURE
3	407320	0180	5/25/05	540000	TEAR DOWN
3	407320	0210	12/19/06	900000	DOR RATIO
3	407380	0215	12/5/07	410000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	407430	0035	12/5/07	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	407780	0293	9/17/07	559000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	407780	0298	7/27/06	245000	DOR RATIO
3	407780	0316	3/21/07	388500	INSUFICIENT REPRESENTATION
3	407780	0317	7/14/06	70604	DOR RATIO;STATEMENT TO DOR
3	407780	0322	3/8/07	354500	%COMPL
3	407780	0326	8/21/06	377950	TEAR DOWN
3	407780	0326	11/4/05	335000	TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	407780	0359	9/6/07	300000	INSUFICIENT REPRESENTATION
3	407780	0366	12/17/07	897000	%COMPL
3	407780	0366	5/18/05	501000	%COMPL
3	521020	0078	10/5/06	679250	RELATED PARTY, FRIEND, OR NEIGHBOR
3	521020	0098	9/12/05	424859	RELATED PARTY, FRIEND, OR NEIGHBOR
3	541850	0230	4/10/06	728500	UNFIN AREA
3	541850	0500	9/27/05	505500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	715620	0035	11/23/05	349950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	945520	0145	5/16/07	325000	TEAR DOWN;
3	945520	0525	4/17/06	104376	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	945520	0595	5/24/07	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	945520	0596	3/22/07	70676	RELATED PARTY, FRIEND, OR NEIGHBOR
3	955320	0008	2/21/07	415000	UNFIN AREA
3	955320	0020	5/17/07	150000	DOR RATIO
3	955320	0068	1/27/05	409000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	955320	0086	1/24/05	400000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	955320	0089	1/21/05	300000	DOR RATIO;SEGREGATION AND/OR MERGER
3	955320	0180	6/4/06	305000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	955320	0253	11/9/07	495000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	955420	0045	7/16/07	107895	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	955420	0105	5/3/07	605000	INCORRECT DATA
3	955420	0240	10/10/06	550000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	070500	0155	3/2/06	285000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	113300	0020	4/14/05	393280	SEGREGATION AND/OR MERGER; RELATED PARTY
7	113300	0021	5/9/05	200000	DOR RATIO
7	113300	0054	6/18/07	460000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	113300	0056	4/12/06	158983	DOR RATIO;QUIT CLAIM DEED
7	113300	0070	7/26/05	353000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	113300	0136	2/21/05	327860	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	113300	0361	9/30/05	300000	QUIT CLAIM DEED
7	113300	0370	11/18/05	10000	DOR RATIO;SEGREGATION AND/OR MERGER
7	113300	0466	10/29/07	79158	RELATED PARTY, FRIEND, OR NEIGHBOR
7	145360	0161	6/9/05	270000	NON-REPRESENTATIVE SALE
7	145360	0163	5/31/07	565000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	145360	0261	3/13/07	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	145360	0306	6/22/05	295000	NO MARKET EXPOSURE
7	145360	0363	2/17/05	198000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	145360	0685	2/9/05	267000	DIAGNOSTIC OUTLIER
7	145360	0687	3/15/05	274950	DIAGNOSTIC OUTLIER
7	185470	0005	12/28/05	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	202604	9032	6/27/05	245100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	202604	9124	6/22/07	374500	DIAGNOSTIC OUTLIER
7	202604	9124	6/28/05	451500	TEAR DOWN;
7	202604	9322	6/20/07	374500	DIAGNOSTIC OUTLIER
7	202604	9323	7/19/07	360000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 8
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	202604	9324	6/7/07	369500	DIAGNOSTIC OUTLIER
7	202604	9325	6/7/07	381000	DIAGNOSTIC OUTLIER
7	209270	0060	4/24/07	427450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	212604	9057	4/17/07	5466000	DOR RATIO;EXEMPT FROM EXCISE TAX
7	212604	9068	5/11/05	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	212604	9084	2/10/06	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	212604	9100	1/30/06	245000	%COMPL
7	212604	9165	6/27/05	109874	DOR RATIO;STATEMENT TO DOR
7	212604	9180	8/16/05	120000	DOR RATIO;QUIT CLAIM DEED
7	212604	9246	6/2/05	225000	%COMPL
7	212604	9316	8/17/05	90000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	227150	0005	12/6/06	450000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	382170	0031	3/27/07	900000	INCORRECT DATA
7	382220	0023	2/17/05	131222	RELATED PARTY, FRIEND, OR NEIGHBOR
7	382220	0161	10/4/05	265000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	383450	0280	8/16/06	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	383450	0510	3/14/06	99234	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	383450	0591	4/7/06	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	425090	0005	8/15/06	248500	IMP COUNT
7	425090	0060	11/13/06	395595	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	437320	0050	4/19/07	161094	RELATED PARTY, FRIEND, OR NEIGHBOR
7	442660	0055	3/2/07	370000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	442710	0005	1/25/05	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	566710	0005	11/2/07	91158	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	566710	0050	8/18/05	28500	DOR RATIO;STATEMENT TO DOR
7	638150	0045	5/10/06	120000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	638150	0090	7/24/06	220000	OBSOL
7	638150	0097	3/1/06	340000	INCORRECT DATA
7	638150	0098	2/27/06	337500	INCORRECT DATA
7	638150	0099	2/8/06	334950	INCORRECT DATA
7	638150	0175	2/13/07	127433	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	638150	0270	4/25/06	347000	QUIT CLAIM DEED
7	638150	0890	4/23/07	311270	RELATED PARTY, FRIEND, OR NEIGHBOR
7	638150	1315	4/24/07	89198	DOR RATIO;QUIT CLAIM DEED
7	638150	1330	4/18/07	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	1450	12/13/06	250000	UNFIN AREA
7	638150	1540	5/11/06	259000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	638150	1540	1/31/06	185100	EXEMPT FROM EXCISE TAX
7	638150	1660	1/18/07	241500	NON-REPRESENTATIVE SALE
7	638150	1785	12/8/05	349950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	1880	9/11/06	245000	NO MARKET EXPOSURE
7	638150	2155	2/1/07	134500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	641410	0182	12/8/06	360000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	641410	0294	7/10/07	212292	STATEMENT TO DOR;RELATED PARTY
7	641410	0363	4/26/05	59662	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	641410	0480	5/25/06	55000	DOR RATIO;QUIT CLAIM DEED
7	641410	0721	12/5/06	325000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	663230	0043	8/1/06	402825	RELATED PARTY, FRIEND, OR NEIGHBOR
7	663230	0062	9/4/07	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	663230	0076	8/1/05	280000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	663230	0082	5/12/05	291000	NO MARKET EXPOSURE
7	663230	0184	4/25/07	164821	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	663230	0212	4/3/06	435000	IMP COUNT;%COMPL;PREVLAND<=25K
7	663230	0236	2/7/05	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	663230	0241	1/3/06	315000	IMP COUNT;STATEMENT TO DOR
7	685570	0075	10/17/07	404000	INCORRECT DATA
7	685570	0075	4/12/05	230000	NO MARKET EXPOSURE
7	685570	0085	9/13/06	330000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	750870	0005	5/15/06	417000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	766370	0491	4/4/05	200000	NO MARKET EXPOSURE
7	766370	0642	11/9/05	339000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	766370	0733	10/6/05	120353	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
7	766370	0801	2/16/06	105000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	766370	0832	2/23/06	10000	DOR RATIO;QUIT CLAIM DEED
7	766370	0832	3/21/05	232994	EXEMPT FROM EXCISE TAX
7	766370	0921	4/27/05	350000	TEAR DOWN;
7	942150	0130	5/18/05	395000	UNFIN AREA
8	183700	0030	4/11/06	128301	RELATED PARTY, FRIEND, OR NEIGHBOR
8	183700	0090	7/21/06	190000	TEAR DOWN; SEGREGATION AND/OR MERGER;
8	282604	9129	8/20/07	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	282604	9140	4/16/07	327370	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	282604	9164	8/20/07	300000	INSUFICIENT REPRESENTATION
8	282604	9237	3/1/05	266000	EXEMPT FROM EXCISE TAX
8	344800	0540	4/12/05	262500	TEAR DOWN; SEGREGATION AND/OR MERGER;
8	344800	1185	8/13/07	363950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	344800	1365	1/7/05	105030	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8	344800	1400	6/25/05	420000	TEAR DOWN;
8	344800	1410	12/6/07	299950	IMP COUNT;%COMPL
8	344800	1410	8/1/05	711125	IMP COUNT;%COMPL
8	344800	1481	8/10/05	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	435470	0020	12/5/05	270000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	435470	0035	12/18/07	327000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	556920	0050	9/13/05	132329	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
8	679810	0175	6/29/06	332000	ACTIVE PERMIT BEFORE SALE>25K
8	679810	0280	10/17/05	360000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	679810	0440	9/8/05	47920	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8	679810	0656	5/8/07	354888	INCORRECT MODEL
8	679810	0657	4/23/07	358888	INCORRECT MODEL
8	679810	0658	4/12/07	354888	INCORRECT MODEL
8	679810	0658	4/28/05	230000	TEAR DOWN;

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	679810	0659	4/14/07	360000	INCORRECT MODEL
8	679810	0670	1/31/05	430000	TEAR DOWN;
8	679810	0840	6/20/07	625000	TEAR DOWN;
8	679810	1045	4/26/07	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	771510	0030	7/19/05	190000	DOR RATIO;%COMPL
8	890100	0328	5/5/05	200000	DOR RATIO
8	890100	0475	1/4/05	228000	NO MARKET EXPOSURE
8	890100	0490	12/5/05	325000	SEGREGATION AND/OR MERGER
8	890100	0491	10/17/05	280000	SEGREGATION AND/OR MERGER
8	890100	0576	2/4/05	315550	BANKRUPTCY - RECEIVER OR TRUSTEE
8	890100	0675	6/5/07	100000	DOR RATIO;QUIT CLAIM DEED
8	890100	0700	1/20/05	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	890100	1127	7/12/05	148000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
8	990400	0015	8/8/06	229900	%COMPL

***Vacant Sales Used in this Annual Update Analysis
Area 8***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	344800	1922	11/20/2006	210000	5258	N	N
1	407780	0521	6/6/2006	275000	8240	N	N
7	145360	0245	4/25/2007	160000	3309	N	N
7	212604	9057	1/3/2005	145000	9156	N	N
7	425090	0006	8/23/2006	194000	4190	N	N
7	638150	1976	6/25/2007	247000	5448	N	N
7	663230	0004	12/3/2007	250000	6939	N	N
7	663230	0007	5/19/2006	250000	7200	N	N
8	344800	0187	7/10/2007	120000	2185	N	N
8	679810	1035	4/25/2007	203500	7888	N	N
8	942340	0030	3/14/2005	124950	7629	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 8***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	145410	0302	4/6/2005	19500	PARTIAL INTEREST (1/3, 1/2, Etc.);
7	344800	0187	9/6/2007	120000	QUIT CLAIM DEED;

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