

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Wallingford / 9

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 540

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$199,900	\$295,600	\$495,500	\$555,200	89.2%	15.02%
2008 Value	\$218,200	\$324,200	\$542,400	\$555,200	97.7%	14.90%
Change	+\$18,300	+\$28,600	+\$46,900		+8.5%	-0.12%
% Change	+9.2%	+9.7%	+9.5%		+9.5%	-0.80%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -0.80% 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	\$224,100	\$279,400	\$503,500
2008 Value	\$244,700	\$310,100	\$554,800
Percent Change	+9.2%	+11.0%	+10.2%

Number of one to three unit residences in the Population: 3,235

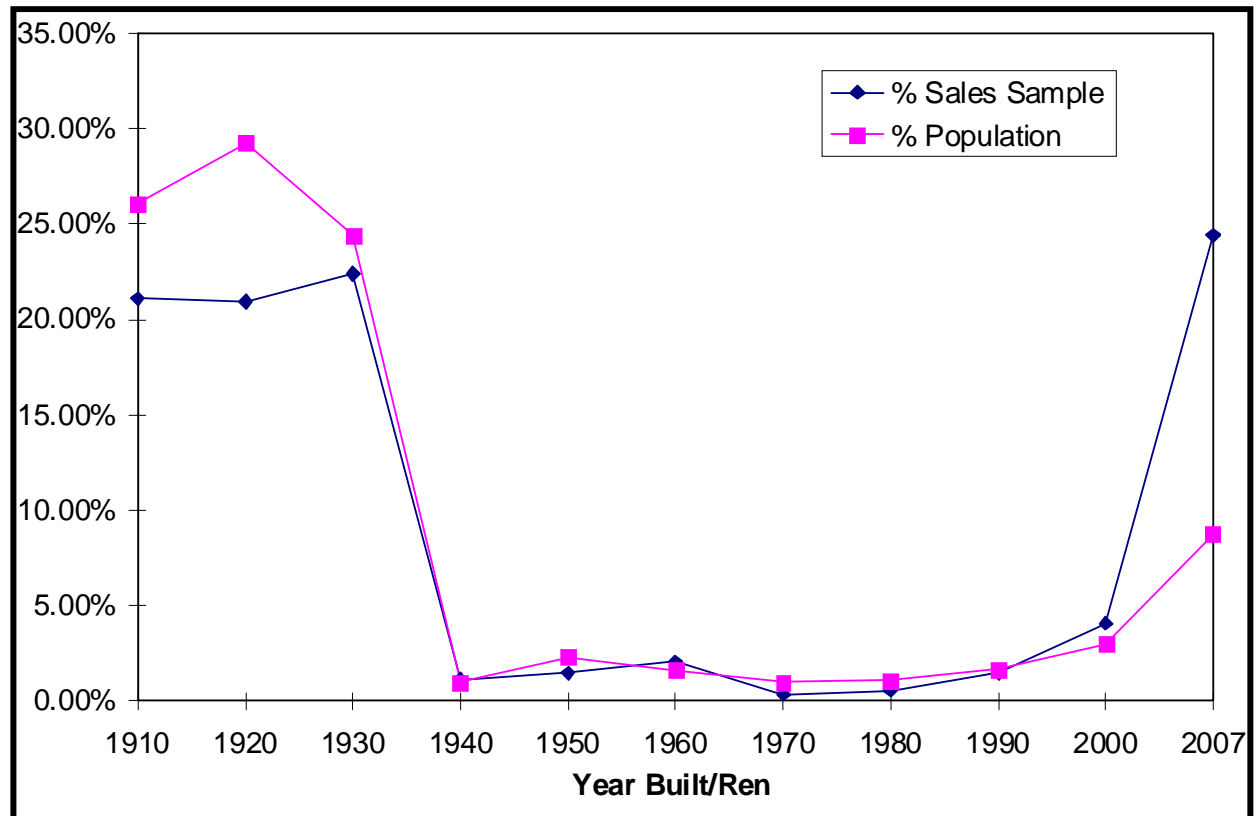
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and equalization. Three story homes had a higher assessment ratio than others and their values were not adjusted upward.

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	114	21.11%
1920	113	20.93%
1930	121	22.41%
1940	6	1.11%
1950	8	1.48%
1960	11	2.04%
1970	2	0.37%
1980	3	0.56%
1990	8	1.48%
2000	22	4.07%
2007	132	24.44%
	540	

Population		
Year Built/Ren	Frequency	% Population
1910	844	26.09%
1920	946	29.24%
1930	790	24.42%
1940	31	0.96%
1950	74	2.29%
1960	52	1.61%
1970	32	0.99%
1980	34	1.05%
1990	54	1.67%
2000	96	2.97%
2007	282	8.72%
	3235	

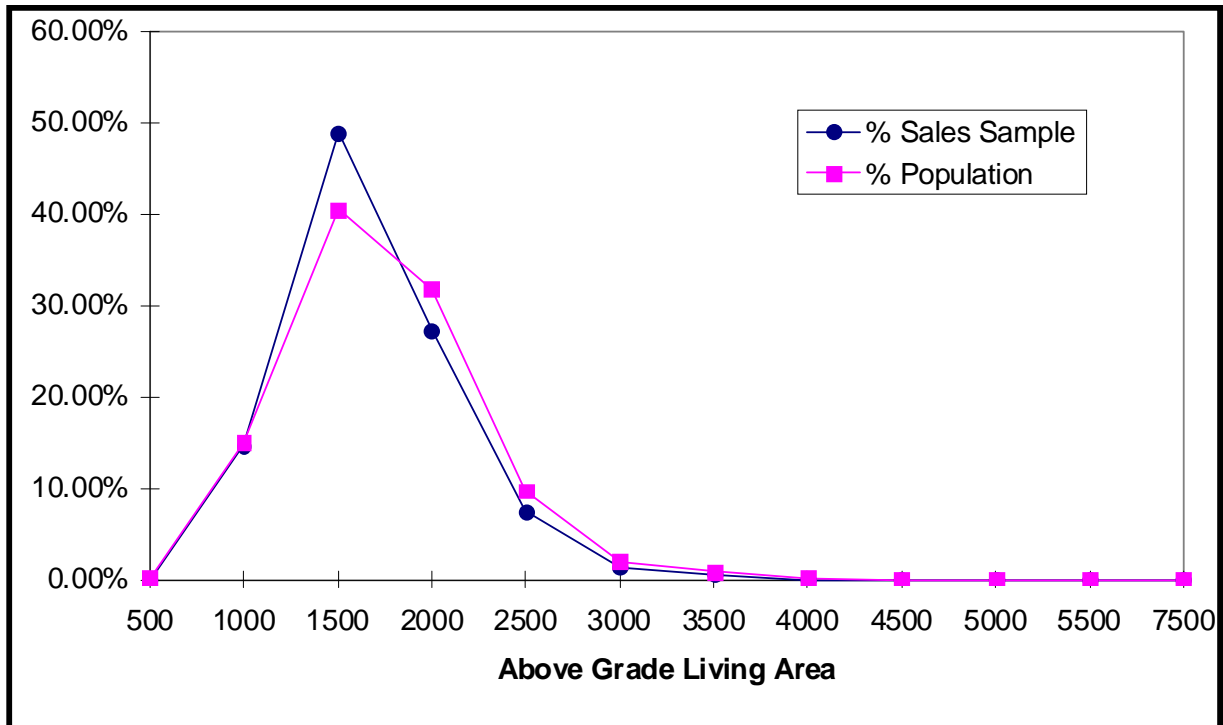


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built before 1930 were slightly under-represented in this sample.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	79	14.63%
1500	264	48.89%
2000	147	27.22%
2500	40	7.41%
3000	7	1.30%
3500	3	0.56%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	540	

Population		
AGLA	Frequency	% Population
500	6	0.19%
1000	485	14.99%
1500	1309	40.46%
2000	1026	31.72%
2500	313	9.68%
3000	64	1.98%
3500	29	0.90%
4000	3	0.09%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3235	

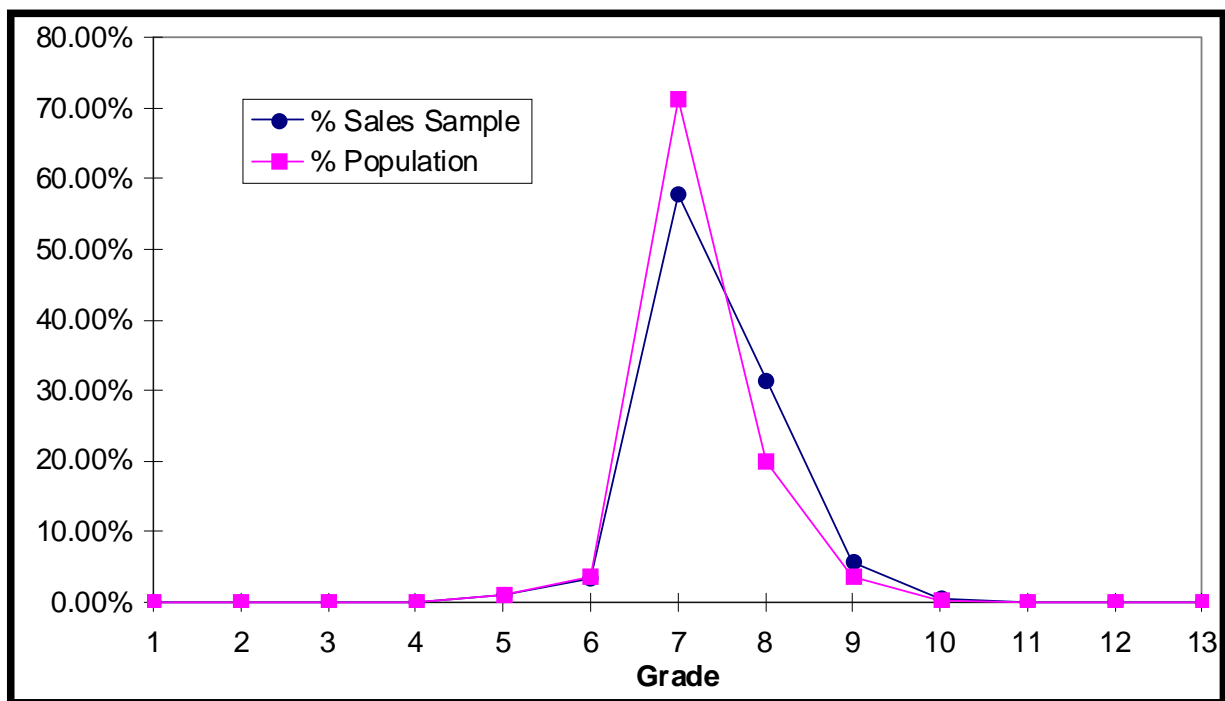


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

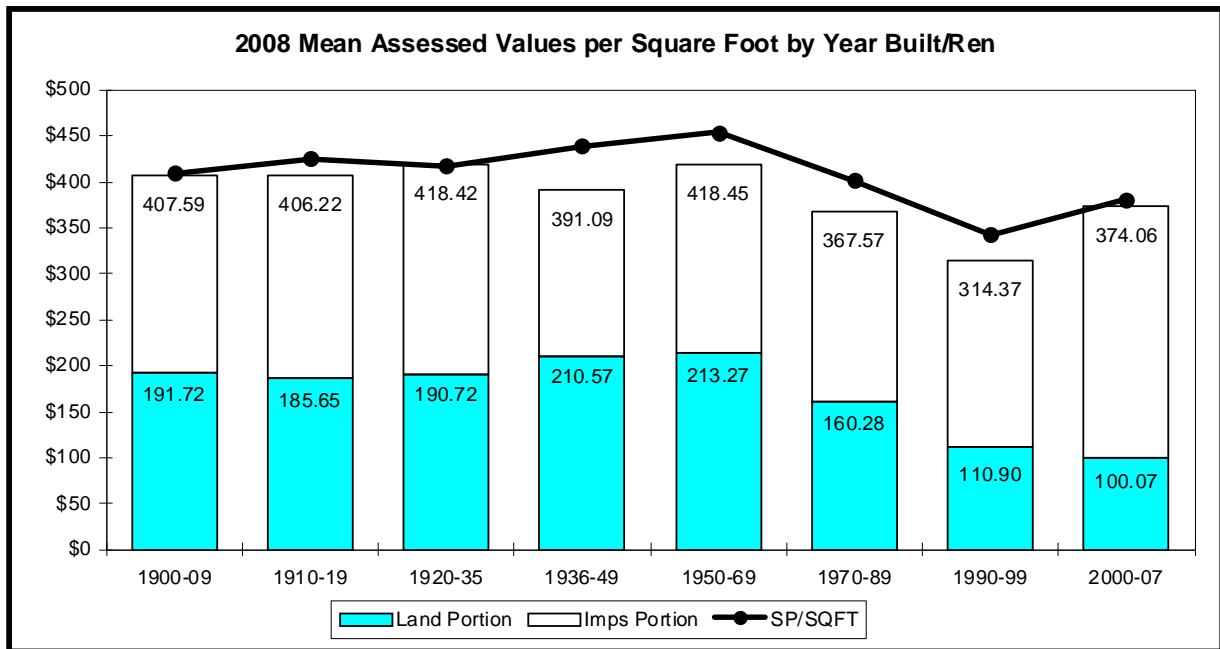
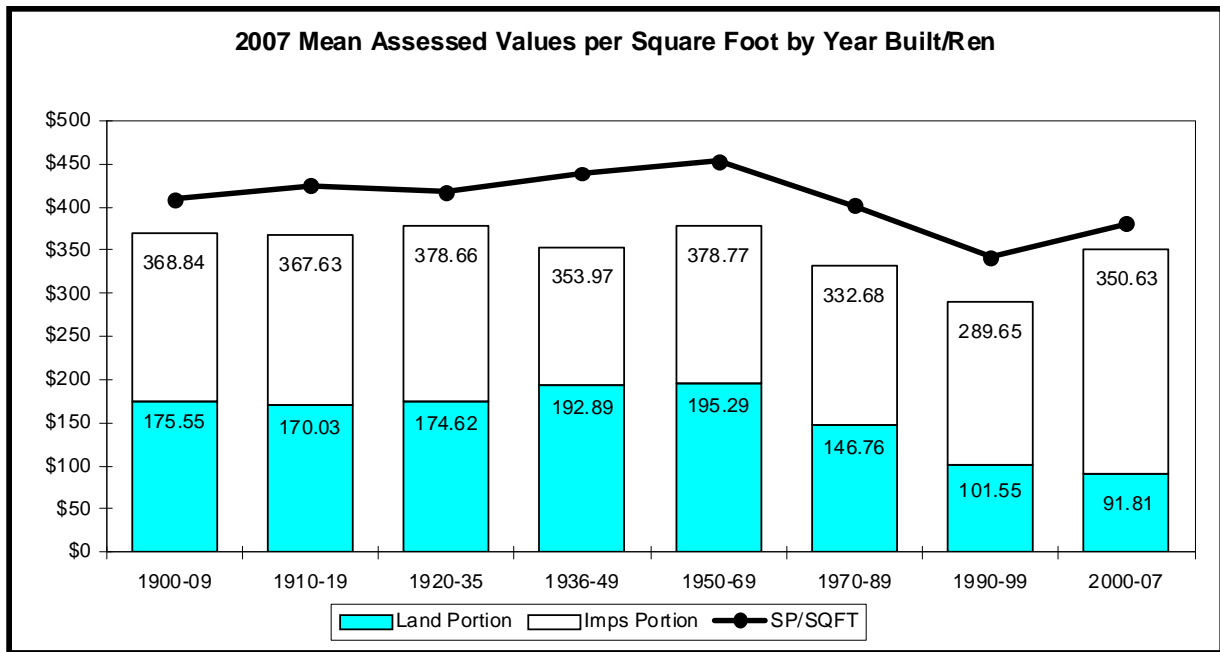
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.11%
6	18	3.33%
7	312	57.78%
8	170	31.48%
9	31	5.74%
10	3	0.56%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	540	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	34	1.05%
6	119	3.68%
7	2307	71.31%
8	646	19.97%
9	118	3.65%
10	10	0.31%
11	0	0.00%
12	1	0.03%
13	0	0.00%
	3235	



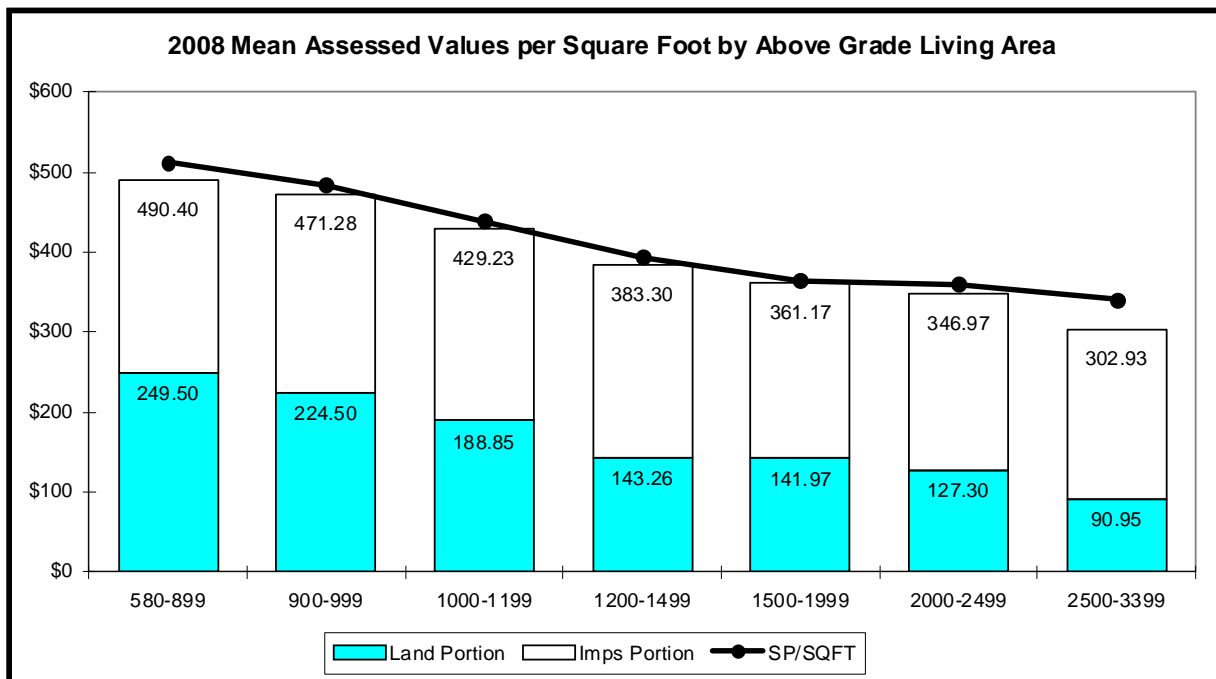
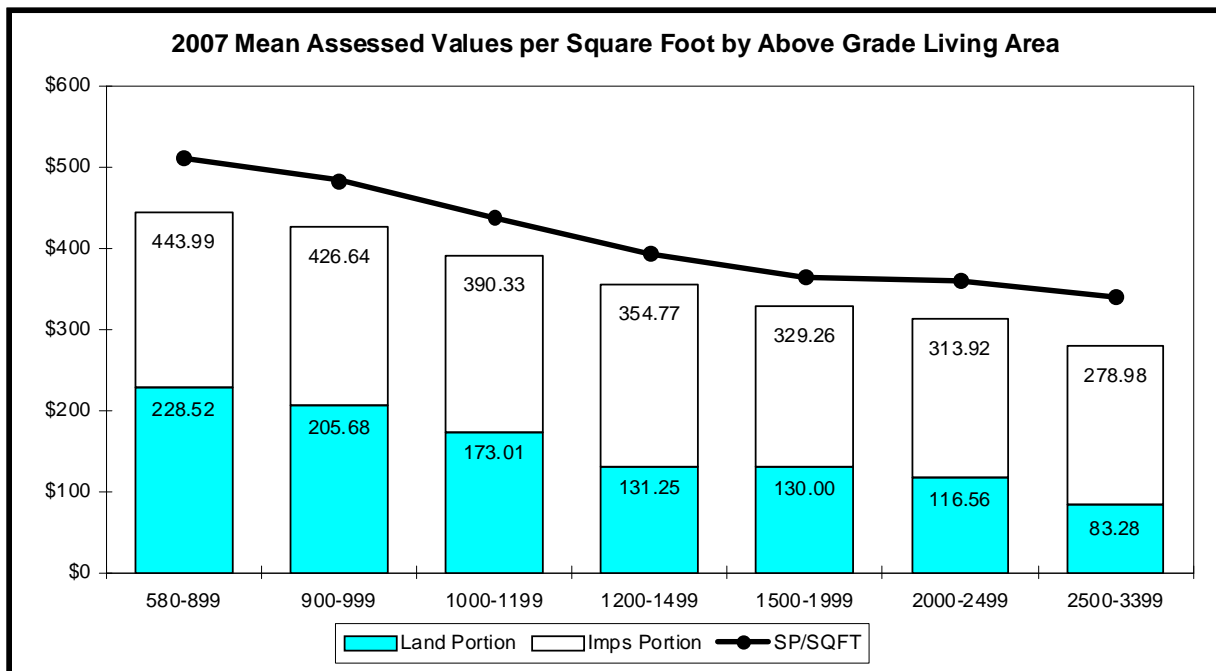
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



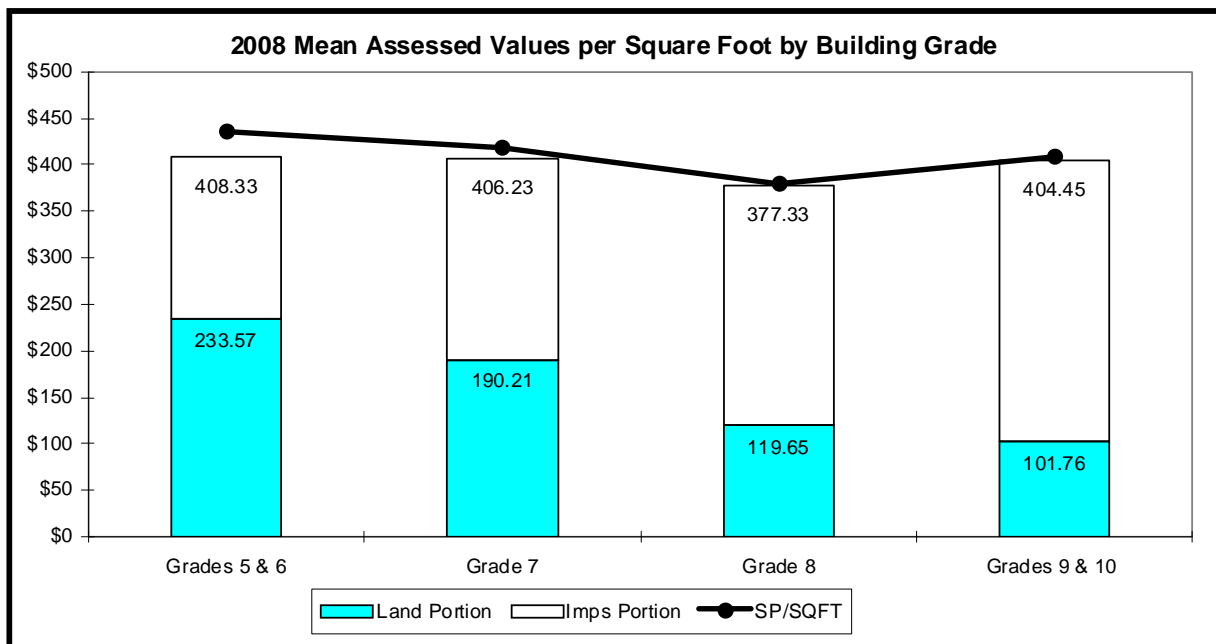
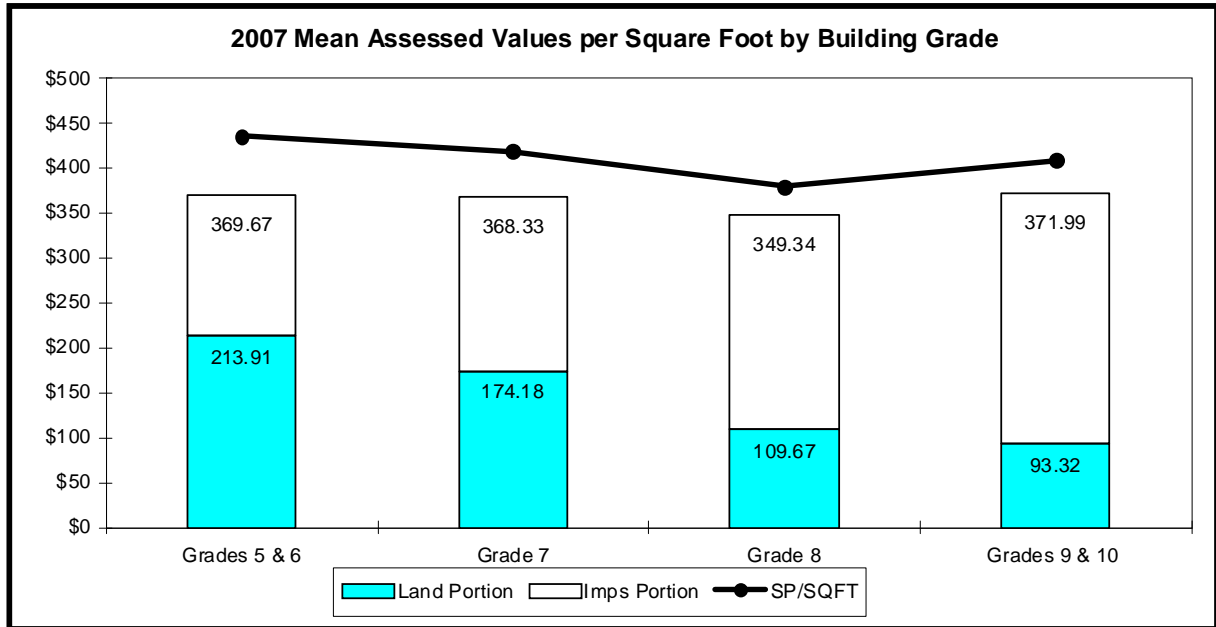
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

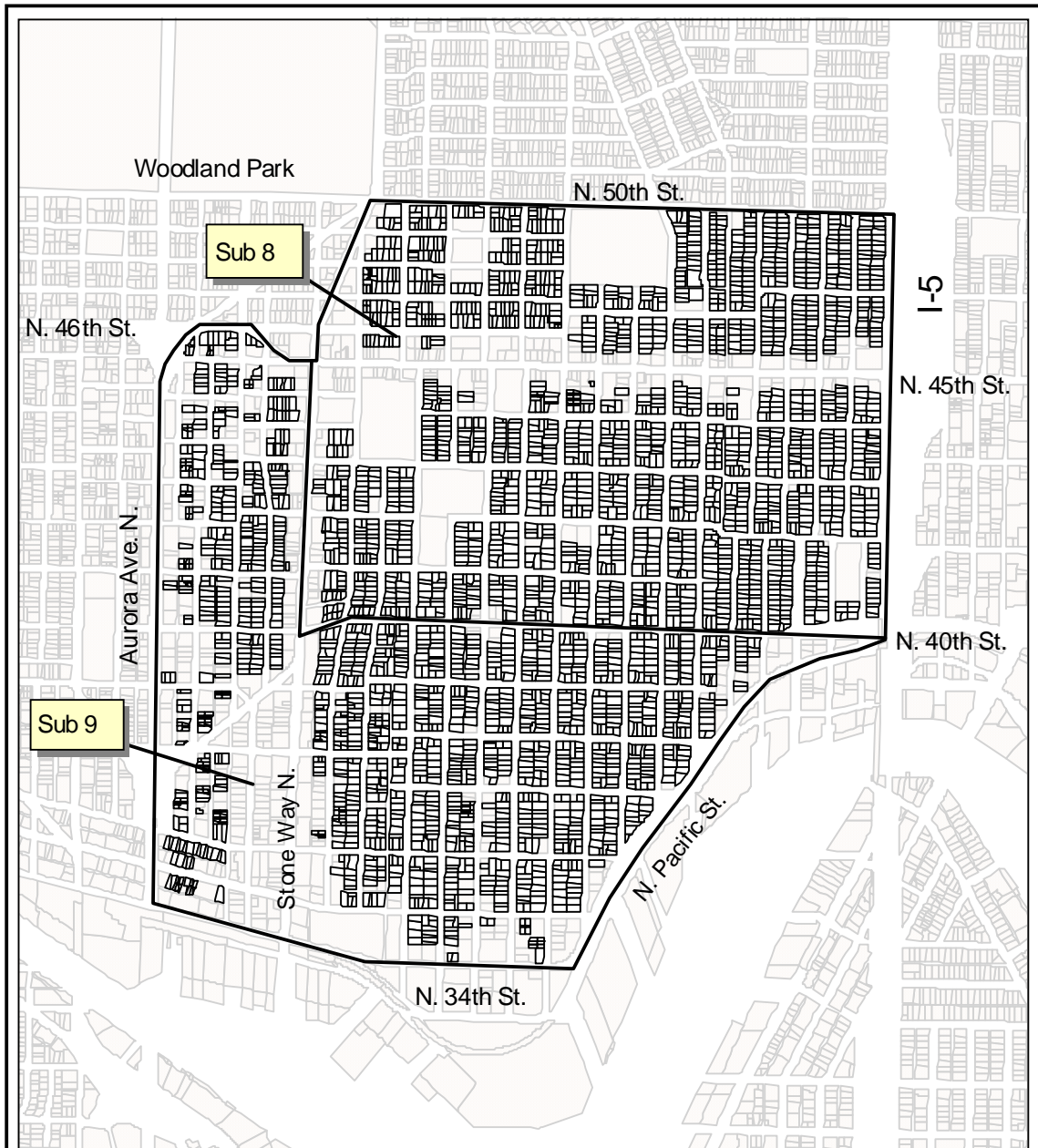


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



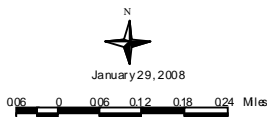
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 9 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages, including, but not limited to, lost revenues or business profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on it is prohibited except by written permission of King County.

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January 29, 2008



King County

Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 23, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.095, \text{ with the result rounded down to the next } \$1,000.$$

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, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

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 540 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and equalization.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} * 1.106$$

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

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

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.095 – 2008 Land Value=2008 Improvement Value).
 - * If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.095 – 2008 Land Value=2008 Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If 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.

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 9 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)

10.60%

Comments

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

Three story homes received no change from the previous total assessed value.

Area 9 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 0.977.

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	6	0.733	0.809	10.4%	0.652	0.967
6	18	0.909	1.004	10.5%	0.928	1.080
7	312	0.880	0.970	10.3%	0.953	0.987
8	170	0.915	0.990	8.3%	0.970	1.011
9	31	0.901	0.977	8.4%	0.930	1.024
10	3	0.905	0.999	10.5%	0.909	1.090
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1909	99	0.903	0.998	10.5%	0.964	1.033
1910-1919	117	0.867	0.958	10.5%	0.930	0.986
1920-1935	133	0.909	1.004	10.5%	0.979	1.030
1936-1949	12	0.821	0.907	10.5%	0.816	0.999
1950-1969	14	0.847	0.935	10.5%	0.879	0.992
1970-1989	7	0.842	0.930	10.5%	0.828	1.032
1990-1999	22	0.837	0.907	8.3%	0.838	0.976
2000-2007	136	0.916	0.976	6.5%	0.957	0.996
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	4	0.843	0.932	10.5%	0.653	1.212
Average	303	0.893	0.969	8.6%	0.952	0.985
Good	164	0.892	0.985	10.5%	0.961	1.009
Very Good	69	0.895	0.989	10.5%	0.956	1.023
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	152	0.877	0.969	10.5%	0.945	0.992
1.5	177	0.904	0.999	10.5%	0.975	1.022
2	147	0.875	0.967	10.5%	0.943	0.990
2.5	7	0.814	0.899	10.5%	0.748	1.051
3	57	0.966	0.966	0.0%	0.936	0.996

Area 9 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 0.977.

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

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

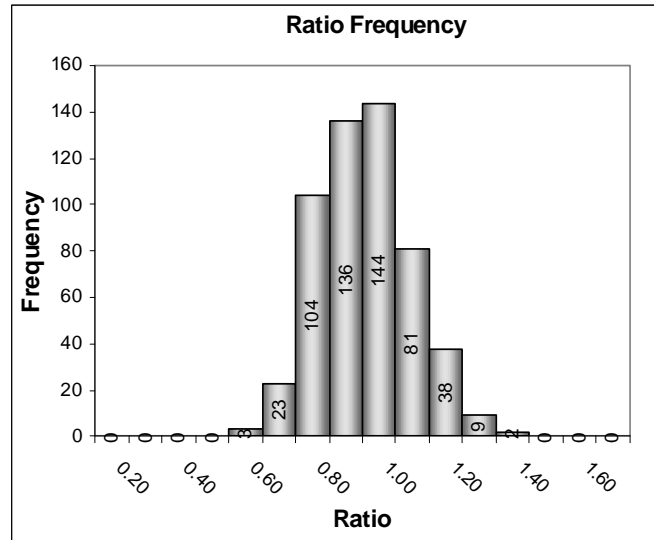
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
580-899	41	0.878	0.970	10.5%	0.926	1.014
900-999	35	0.883	0.976	10.5%	0.933	1.019
1000-1199	122	0.891	0.980	10.0%	0.955	1.005
1200-1499	141	0.903	0.975	8.0%	0.953	0.997
1500-1999	150	0.903	0.991	9.7%	0.964	1.019
2000-2499	41	0.872	0.964	10.5%	0.914	1.014
2500-3399	10	0.822	0.891	8.4%	0.803	0.979
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	505	0.890	0.974	9.4%	0.961	0.987
Yes	35	0.921	1.018	10.5%	0.972	1.064
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	540	0.892	0.977	9.5%	0.964	0.989
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
8	292	0.883	0.971	10.0%	0.953	0.989
9	248	0.904	0.984	8.9%	0.967	1.001
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
890-2299	140	0.926	0.982	6.1%	0.963	1.002
2300-2999	36	0.886	0.979	10.5%	0.926	1.033
3000-3999	125	0.910	1.005	10.5%	0.979	1.032
4000-5999	214	0.873	0.963	10.4%	0.942	0.984
6000-8999	25	0.856	0.946	10.5%	0.863	1.029

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 4/23/2008	Sales Dates: 1/2005 - 12/2007
Area Wallingford / 9	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	540
Mean Assessed Value	495,500
Mean Sales Price	555,200
Standard Deviation AV	118,178
Standard Deviation SP	151,652
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.908
Median Ratio	0.904
Weighted Mean Ratio	0.892
UNIFORMITY	
Lowest ratio	0.539
Highest ratio:	1.367
Coefficient of Dispersion	11.91%
Standard Deviation	0.136
Coefficient of Variation	15.02%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.890
Upper limit	0.915
95% Confidence: Mean	
Lower limit	0.896
Upper limit	0.919
SAMPLE SIZE EVALUATION	
N (population size)	3235
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.136
Recommended minimum:	30
Actual sample size:	540
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	275
# ratios above mean:	265
Z:	0.430
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 9

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2008	Date of Report: 4/23/2008	Sales Dates: 1/2005 - 12/2007
Area Wallingford / 9	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	540		
Mean Assessed Value	542,400		
Mean Sales Price	555,200		
Standard Deviation AV	132,013		
Standard Deviation SP	151,652		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.992		
Median Ratio	0.986		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.596		
Highest ratio:	1.511		
Coefficient of Dispersion	11.77%		
Standard Deviation	0.148		
Coefficient of Variation	14.90%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.971		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.980		
Upper limit	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	3235		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.148		
Recommended minimum:	35		
Actual sample size:	540		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	278		
# ratios above mean:	262		
z:	0.689		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.60-0.70	8
0.70-0.80	33
0.80-0.90	114
0.90-1.00	136
1.00-1.10	129
1.10-1.20	67
1.20-1.30	38
1.30-1.40	9
1.40-1.50	6
1.50-1.60	4
1.60-1.70	1
1.70-1.80	0

COMMENTS:

1 to 3 Unit Residences throughout area 9

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 9
(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
8	051000	2750	4/21/06	\$390,000	810	0	5	1906	3	4275	N	N	4314 MERIDIAN AVE N
8	686520	0776	12/5/06	\$372,500	660	0	6	1901	3	2401	N	N	4613 WOODLAWN AVE N
8	313120	1640	8/18/06	\$340,000	690	510	6	1943	3	4428	N	N	4221 5TH AVE NE
8	881840	0615	10/10/06	\$425,000	840	0	6	1910	4	4137	N	N	4611 2ND AVE NE
8	313120	0426	4/26/07	\$419,000	880	0	6	1920	5	1950	N	N	208 NE 44TH ST
8	313120	0426	3/24/05	\$330,000	880	0	6	1920	5	1950	N	N	208 NE 44TH ST
8	313120	0839	9/8/05	\$379,950	890	0	6	1906	4	3400	N	N	4214 THACKERAY PL NE
8	051000	2650	8/8/05	\$450,000	960	0	6	1908	4	3570	N	N	2112 N 43RD ST
8	686520	0405	4/21/06	\$461,000	980	0	6	1954	3	5000	N	N	1418 N 48TH ST
8	420690	1205	6/15/05	\$342,000	1180	0	6	1906	3	4000	N	N	4030 LATONA AVE NE
8	420690	1435	12/8/06	\$520,000	1350	0	6	1903	4	4000	N	N	4054 2ND AVE NE
8	408330	0765	1/23/06	\$675,000	1790	1120	6	1913	4	4240	N	N	4314 WALLINGFORD AVE N
8	917860	1070	9/26/07	\$613,000	680	0	7	1907	5	5700	Y	N	4121 SUNNYSIDE AVE N
8	420690	1340	5/31/06	\$501,650	790	0	7	1925	4	3100	N	N	4007 LATONA AVE NE
8	686520	0450	5/20/05	\$369,500	850	0	7	1924	3	2970	N	N	4706 INTERLAKE AVE N
8	420690	1380	9/7/06	\$470,000	860	0	7	1916	4	4000	N	N	4010 2ND AVE NE
8	051000	0445	5/10/05	\$420,000	860	0	7	1928	3	3750	N	N	2208 N 46TH ST
8	313120	0110	6/11/07	\$460,000	870	0	7	1902	4	5100	N	N	4213 2ND AVE NE
8	226500	0305	4/4/05	\$402,000	880	420	7	1922	3	3200	N	N	1407 N 42ND ST
8	051000	3828	7/26/07	\$365,000	880	0	7	1952	3	3750	N	N	2412 N 42ND ST
8	408380	0805	6/15/07	\$470,000	900	0	7	1916	4	3200	N	N	1618 N 48TH ST
8	420690	1565	2/8/06	\$379,000	900	0	7	1926	3	2841	Y	N	4003 2ND AVE NE
8	783480	0069	4/27/07	\$585,000	900	550	7	1985	3	2947	N	N	4658 EASTERN AVE N
8	182504	9141	4/10/06	\$469,500	910	700	7	1900	5	3000	N	N	1314 N 41ST ST
8	051000	4170	8/15/07	\$685,000	920	910	7	1913	5	3600	N	N	4229 CORLISS AVE N
8	051000	4170	6/19/06	\$661,500	920	910	7	1913	5	3600	N	N	4229 CORLISS AVE N
8	408330	1470	5/27/05	\$488,000	940	0	7	1919	4	4560	N	N	4123 WOODLAWN AVE N
8	313120	1340	10/3/06	\$569,500	940	0	7	1923	3	4200	N	N	308 NE 43RD ST
8	226500	0485	9/7/05	\$398,075	950	0	7	1924	3	2714	N	N	4025 INTERLAKE AVE N
8	313120	1635	11/16/06	\$397,500	960	850	7	1901	3	6089	N	N	4223 5TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	445230	0205	11/15/07	\$485,000	960	0	7	1908	4	3200	N	N	1510 N 40TH ST
8	881840	0560	8/9/05	\$485,000	960	0	7	1911	4	4080	N	N	4722 2ND AVE NE
8	917860	1065	8/11/05	\$535,000	980	0	7	1907	4	5700	N	N	4129 SUNNYSIDE AVE N
8	408380	1056	12/28/07	\$460,000	980	0	7	1914	3	3295	N	N	1820 N 48TH ST
8	313120	0855	1/27/06	\$429,950	980	0	7	1922	4	3060	N	N	4224 THACKERAY PL NE
8	226500	0205	2/14/07	\$500,000	980	300	7	1939	3	4000	N	N	4115 ASHWORTH AVE N
8	881890	0380	2/23/05	\$325,000	980	0	7	1990	3	4609	Y	N	4715 5TH AVE NE
8	783480	0090	6/16/05	\$443,500	990	0	7	1906	3	2951	N	N	4648 EASTERN AVE N
8	881840	0500	4/5/07	\$465,000	990	0	7	1909	2	4080	N	N	4755 THACKERAY PL NE
8	313120	0765	2/7/06	\$500,000	990	0	7	1921	4	3468	N	N	4221 THACKERAY PL NE
8	313120	1590	11/7/07	\$428,000	990	0	7	1950	3	5535	N	N	4224 4TH AVE NE
8	226500	0400	2/11/05	\$454,500	1000	120	7	1901	3	2894	N	N	4217 INTERLAKE AVE N
8	783480	0050	6/5/05	\$425,000	1000	170	7	1909	3	2942	N	N	4669 1ST AVE NE
8	408380	1930	9/22/05	\$390,000	1010	0	7	1912	4	3500	N	N	1610 N 47TH ST
8	051000	3495	7/19/06	\$519,000	1010	0	7	1923	3	3000	N	N	4323 1ST AVE NE
8	051000	3495	7/18/05	\$442,000	1010	0	7	1923	3	3000	N	N	4323 1ST AVE NE
8	313120	1280	8/2/07	\$554,500	1010	0	7	1925	4	3264	N	N	4429 4TH AVE NE
8	420690	1695	8/31/06	\$491,500	1010	0	7	1955	3	4000	N	N	4045 1ST AVE NE
8	226500	0155	3/4/05	\$424,000	1020	0	7	1906	5	2640	N	N	1409 N 41ST ST
8	420690	1070	5/9/07	\$487,000	1020	0	7	1906	4	4000	N	N	4022 4TH AVE NE
8	051000	0535	5/27/05	\$510,500	1020	140	7	1911	4	3800	N	N	2120 N 46TH ST
8	408330	1160	10/5/05	\$455,000	1040	0	7	1916	4	3876	N	N	4216 WALLINGFORD AVE N
8	408330	2380	11/8/07	\$411,000	1040	0	7	1921	3	3280	N	N	1514 N 40TH ST
8	226500	0390	6/20/05	\$600,800	1050	640	7	1900	5	2894	N	N	4223 INTERLAKE AVE N
8	051000	2770	10/23/07	\$555,000	1050	300	7	1912	4	4275	N	N	4324 MERIDIAN AVE N
8	313120	0710	6/1/05	\$477,000	1050	0	7	1922	4	3570	N	N	4214 2ND AVE NE
8	408380	1765	6/2/05	\$560,000	1050	910	7	1941	3	5000	N	N	1706 N 47TH ST
8	408330	0930	6/29/05	\$525,000	1060	0	7	1913	3	4000	N	N	1911 N 44TH ST
8	313120	0700	7/22/05	\$518,000	1060	0	7	1922	4	3570	N	N	4210 2ND AVE NE
8	408380	1205	5/23/05	\$485,000	1060	0	7	1923	4	4400	N	N	1908 N 48TH ST
8	686520	0811	7/7/06	\$460,000	1070	0	7	1924	3	3333	N	N	1410 N 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	408380	0685	4/25/07	\$550,000	1070	810	7	1966	4	3800	N	N	1611 N 49TH ST
8	934140	0060	7/12/06	\$653,000	1080	900	7	1911	5	4104	N	N	4017 WALLINGFORD AVE N
8	408330	1175	3/22/06	\$530,000	1080	240	7	1941	4	4560	N	N	4228 WALLINGFORD AVE N
8	313120	1410	4/26/06	\$635,000	1090	0	7	1909	3	4080	N	N	4334 LATONA AVE NE
8	420690	1065	1/23/07	\$464,500	1100	0	7	1924	3	4000	N	N	4018 4TH AVE NE
8	420690	1635	3/21/07	\$427,000	1100	0	7	1925	3	4000	N	N	4054 1ST AVE NE
8	420690	1535	4/10/07	\$640,000	1110	1080	7	1905	3	4000	N	N	4013 2ND AVE NE
8	445230	0190	6/13/05	\$503,000	1110	0	7	1911	5	4520	N	N	4010 ASHWORTH AVE N
8	686520	0050	11/10/05	\$470,000	1110	80	7	1921	3	5000	N	N	1416 N 49TH ST
8	051000	1460	10/24/06	\$400,000	1120	0	7	1910	2	2400	N	N	4529 1ST AVE NE
8	313120	1300	5/8/07	\$550,000	1120	0	7	1940	4	5100	N	N	4419 4TH AVE NE
8	313120	1300	2/9/07	\$399,600	1120	0	7	1940	4	5100	N	N	4419 4TH AVE NE
8	313120	1175	5/12/06	\$575,000	1130	0	7	1906	3	5100	N	N	4419 LATONA AVE NE
8	686520	0775	2/17/06	\$555,000	1130	500	7	1916	5	3195	N	N	1427 N 47TH ST
8	408330	1785	3/31/05	\$405,000	1130	320	7	1919	3	6750	N	N	4114 BURKE AVE N
8	881840	0460	8/24/06	\$525,000	1140	600	7	1912	4	4080	N	N	4723 THACKERAY PL NE
8	051000	3120	6/17/05	\$425,000	1150	0	7	1908	4	3040	N	N	2304 N 43RD ST
8	251350	0020	8/11/06	\$452,500	1150	0	7	1911	4	4800	N	N	1319 N 43RD ST
8	420690	0975	3/14/06	\$425,000	1150	1150	7	1980	3	4000	N	N	4042 5TH AVE NE
8	917860	0265	2/13/07	\$555,000	1160	0	7	1909	4	5100	Y	N	2108 N 41ST ST
8	917860	0265	5/5/05	\$505,555	1160	0	7	1909	4	5100	Y	N	2108 N 41ST ST
8	881840	0240	5/4/06	\$655,000	1160	900	7	1916	4	4080	N	N	4540 2ND AVE NE
8	917860	1000	6/21/05	\$515,000	1160	0	7	1927	4	5400	N	N	2314 N 40TH ST
8	408380	2095	5/11/06	\$535,000	1170	140	7	1910	3	3850	N	N	4606 WOODLAWN AVE N
8	408330	2375	2/26/07	\$463,000	1170	150	7	1922	3	2800	N	N	1522 N 40TH ST
8	051000	3555	8/8/07	\$386,000	1180	0	7	1912	4	3150	N	N	4308 EASTERN AVE N
8	445230	0110	10/25/06	\$430,000	1180	0	7	1914	3	2560	N	N	1315 N LUCAS PL
8	313120	1600	3/23/07	\$577,000	1180	675	7	1928	4	3840	N	N	4238 4TH AVE NE
8	420690	1050	9/23/05	\$550,000	1190	0	7	1926	3	3426	Y	N	402 NE 40TH ST
8	408330	2360	11/7/07	\$650,000	1200	1080	7	1922	5	4560	N	N	4015 WOODLAWN AVE N
8	226500	0040	2/26/07	\$589,000	1200	0	7	1924	4	4000	N	N	4128 ASHWORTH AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	420690	1420	3/1/06	\$440,000	1200	0	7	1941	3	4000	N	N	4040 2ND AVE NE
8	313120	1040	3/23/05	\$481,000	1210	0	7	1909	4	5100	N	N	4339 LATONA AVE NE
8	051000	3230	3/13/07	\$605,000	1220	0	7	1910	4	2200	N	N	2305 N 44TH ST
8	397540	0505	8/18/06	\$850,000	1220	850	7	1918	5	8907	N	N	1317 N 41ST ST
8	408330	0550	7/9/07	\$650,000	1220	300	7	1924	4	4000	N	N	1715 N 44TH ST
8	408380	0060	4/11/06	\$490,000	1230	0	7	1913	4	2500	N	N	4914 BURKE AVE N
8	881840	0325	5/1/07	\$625,000	1230	0	7	1923	3	4350	N	N	4536 THACKERAY PL NE
8	408330	0620	8/10/07	\$710,000	1230	180	7	1925	3	4240	N	N	4302 DENSMORE AVE N
8	420690	1495	12/7/06	\$595,000	1240	170	7	1937	4	4000	N	N	4045 2ND AVE NE
8	408380	0550	9/19/07	\$625,000	1250	860	7	1910	5	3120	N	N	1600 N 49TH ST
8	408380	0550	5/5/05	\$586,000	1250	860	7	1910	5	3120	N	N	1600 N 49TH ST
8	408380	2565	9/21/05	\$535,000	1250	0	7	1922	4	4000	N	N	1901 N 47TH ST
8	881890	0321	3/27/07	\$460,000	1250	740	7	1993	3	3848	Y	N	4757 5TH AVE NE
8	051000	3130	6/27/05	\$454,000	1270	0	7	1908	4	3040	N	N	2310 N 43RD ST
8	881890	0322	3/23/07	\$484,950	1270	740	7	1993	3	3729	Y	N	4753 5TH AVE NE
8	686520	0055	6/1/05	\$422,500	1280	0	7	1923	3	3600	N	N	1422 N 49TH ST
8	420690	1390	1/3/07	\$518,000	1290	0	7	1920	3	4000	N	N	4018 2ND AVE NE
8	420690	1390	11/2/05	\$414,000	1290	0	7	1920	3	4000	N	N	4018 2ND AVE NE
8	408380	0515	2/17/05	\$324,950	1300	0	7	1910	3	3333	N	N	1609 N 50TH ST
8	783480	0060	5/16/06	\$450,000	1300	0	7	1914	4	2944	N	N	4663 1ST AVE NE
8	408330	0490	5/23/05	\$530,000	1300	180	7	1924	3	4240	N	N	4302 WOODLAWN AVE N
8	251350	0025	3/8/05	\$405,000	1310	200	7	1922	3	4800	N	N	1315 N 43RD ST
8	313120	0625	7/12/07	\$620,000	1320	0	7	1906	4	4590	N	N	4319 THACKERAY PL NE
8	313120	0895	8/23/07	\$545,000	1320	0	7	1918	4	3276	N	N	263 NE 43RD ST
8	408330	1695	8/20/07	\$620,000	1340	120	7	1926	4	4560	N	N	4118 WALLINGFORD AVE N
8	881840	0570	7/19/06	\$679,000	1350	0	7	1908	4	4080	N	N	4714 2ND AVE NE
8	408380	0390	4/25/06	\$449,950	1350	0	7	1914	3	3800	N	N	1711 N 50TH ST
8	408380	0345	6/4/07	\$550,500	1350	540	7	1918	3	4300	N	N	4917 WALLINGFORD AVE N
8	051000	3980	6/12/07	\$605,000	1350	0	7	1918	3	3990	N	N	4225 SUNNYSIDE AVE N
8	869030	0060	11/22/05	\$538,950	1360	0	7	1994	3	5399	N	N	1318 N MENFORD PL
8	313120	0785	12/27/06	\$600,000	1370	0	7	1919	5	3350	N	N	4207 THACKERAY PL NE

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	313120	0790	8/29/06	\$500,000	1370	240	7	1919	4	3500	N	N	212 NE 42ND ST
8	881840	0235	5/20/05	\$461,000	1400	0	7	1911	4	4080	N	N	4544 2ND AVE NE
8	189000	0320	7/13/06	\$615,000	1400	0	7	1922	3	3788	N	N	4525 LATONA AVE NE
8	189000	0320	5/19/05	\$392,000	1400	0	7	1922	3	3788	N	N	4525 LATONA AVE NE
8	408330	0730	11/8/06	\$525,000	1410	0	7	1914	4	4240	N	N	4307 BURKE AVE N
8	408380	1525	7/16/05	\$707,000	1420	680	7	1920	5	3400	N	N	4718 WALLINGFORD AVE N
8	686520	0056	7/17/06	\$605,000	1420	0	7	1925	4	3250	N	N	4903 WOODLAWN AVE N
8	313120	0615	8/22/07	\$725,000	1430	0	7	1916	4	4182	N	N	4323 THACKERAY PL NE
8	408330	0595	5/31/05	\$510,000	1430	0	7	1924	3	4240	N	N	4311 WALLINGFORD AVE N
8	313120	1945	1/30/06	\$430,000	1460	250	7	1909	4	3000	Y	N	418 NE 44TH ST
8	881890	0390	4/24/06	\$483,000	1460	520	7	1920	4	4626	Y	N	4707 5TH AVE NE
8	313120	0235	11/17/05	\$515,500	1480	0	7	1908	3	4080	N	N	4313 2ND AVE NE
8	189000	0295	5/23/05	\$421,452	1480	0	7	1920	4	4222	N	N	4509 LATONA AVE NE
8	226500	0425	10/25/06	\$580,000	1490	0	7	1906	4	3303	N	N	4129 INTERLAKE AVE N
8	783480	0190	3/24/06	\$613,500	1490	480	7	1914	3	4000	N	N	4667 EASTERN AVE N
8	051000	3490	1/12/05	\$441,000	1490	150	7	1916	4	2977	N	N	4322 EASTERN AVE N
8	408380	0380	8/24/05	\$427,000	1500	590	7	1912	4	3800	N	N	1715 N 50TH ST
8	408330	1490	8/15/07	\$720,000	1500	0	7	1919	4	6840	N	N	4111 WOODLAWN AVE N
8	408330	1490	7/29/05	\$500,000	1500	0	7	1919	4	6840	N	N	4111 WOODLAWN AVE N
8	051000	1070	7/14/06	\$485,000	1500	0	7	1986	4	5700	N	N	4527 SUNNYSIDE AVE N
8	313120	1235	8/10/06	\$504,000	1510	0	7	1909	3	3825	N	N	4418 LATONA AVE NE
8	313120	1235	1/12/06	\$355,000	1510	0	7	1909	3	3825	N	N	4418 LATONA AVE NE
8	313120	0850	2/4/05	\$595,000	1510	0	7	1922	4	4080	N	N	4222 THACKERAY PL NE
8	881840	0065	7/3/06	\$600,000	1520	0	7	1909	2	4119	N	N	103 NE 46TH ST
8	345400	0015	5/3/07	\$749,950	1520	0	7	1923	4	4800	N	N	4668 SUNNYSIDE AVE N
8	313120	1200	3/27/06	\$615,000	1526	0	7	1924	4	3120	N	N	302 NE 44TH ST
8	881890	0060	8/4/06	\$700,000	1530	0	7	1912	5	4080	N	N	4747 LATONA AVE NE
8	686520	0366	2/23/07	\$560,000	1550	0	7	1900	4	6000	N	N	1417 N 49TH ST
8	881840	0585	6/1/06	\$625,000	1550	0	7	1915	4	4182	N	N	202 NE 47TH ST
8	313120	0805	1/2/05	\$489,000	1550	0	7	1916	4	3400	N	N	254 NE 42ND ST
8	345400	0060	3/12/07	\$408,000	1550	0	7	1922	2	3277	N	N	4632 SUNNYSIDE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	408380	1360	8/25/05	\$592,000	1570	0	7	1915	5	2500	N	N	4714 BURKE AVE N
8	051000	2880	5/24/06	\$542,000	1580	0	7	1909	4	5130	N	N	4307 CORLISS AVE N
8	313120	1245	10/10/05	\$439,900	1580	0	7	1909	3	3825	N	N	4422 LATONA AVE NE
8	051000	2880	10/31/05	\$469,000	1580	0	7	1909	4	5130	N	N	4307 CORLISS AVE N
8	189000	0115	9/8/06	\$478,000	1580	200	7	1916	3	4000	N	N	4528 4TH AVE NE
8	686520	0365	11/30/05	\$425,500	1580	0	7	1922	4	4000	N	N	1423 N 49TH ST
8	881890	0265	7/25/06	\$527,750	1580	0	7	1923	3	4080	N	N	4714 4TH AVE NE
8	917860	1125	10/30/06	\$726,000	1590	0	7	1908	3	5700	N	N	4122 SUNNYSIDE AVE N
8	881840	0155	6/14/06	\$504,775	1590	0	7	1922	3	4080	N	N	4521 THACKERAY PL NE
8	408330	1705	6/21/06	\$649,000	1600	390	7	1924	4	3700	N	N	4130 WALLINGFORD AVE N
8	420690	1700	8/7/06	\$762,500	1610	120	7	1911	5	4000	N	N	4043 1ST AVE NE
8	408330	1450	4/23/07	\$612,000	1620	0	7	1924	3	4560	N	N	4135 WOODLAWN AVE N
8	408380	1980	9/14/05	\$687,000	1630	510	7	1918	4	3250	N	N	1626 N 47TH ST
8	917860	0310	12/14/06	\$585,000	1630	0	7	1922	3	4560	N	N	4124 MERIDIAN AVE N
8	408380	0100	11/8/06	\$527,000	1640	0	7	1910	3	4150	N	N	1902 N 49TH ST
8	420690	1395	6/9/05	\$527,500	1650	700	7	1924	4	4000	N	N	4020 2ND AVE NE
8	869030	0025	9/21/07	\$530,000	1660	0	7	1917	3	5079	N	N	1318 N 42ND ST
8	313120	1595	2/15/07	\$643,900	1660	980	7	1926	5	4428	N	N	4232 4TH AVE NE
8	313120	1595	5/1/06	\$579,950	1660	980	7	1926	5	4428	N	N	4232 4TH AVE NE
8	051000	0641	9/26/06	\$720,000	1670	400	7	1906	5	4200	N	N	4533 BAGLEY AVE N
8	408330	0960	10/31/07	\$529,000	1670	0	7	1923	3	3640	N	N	1915 N 43RD ST
8	313120	1920	12/30/05	\$350,000	1680	0	7	1911	3	5535	Y	N	4423 5TH AVE NE
8	051000	4355	11/20/07	\$852,000	1680	400	7	1916	5	4560	N	N	4220 BAGLEY AVE N
8	313120	0495	5/20/07	\$750,000	1680	0	7	1919	4	4080	N	N	4417 THACKERAY PL NE
8	226500	0380	2/2/05	\$500,000	1680	600	7	2001	3	4000	N	N	4216 INTERLAKE AVE N
8	686520	0430	7/25/06	\$639,950	1690	100	7	1908	4	5000	N	N	1417 N 48TH ST
8	313120	1895	8/27/06	\$725,000	1690	1060	7	1914	4	5535	N	N	4422 4TH AVE NE
8	313120	0060	3/16/07	\$675,000	1700	540	7	1912	3	5000	N	N	107 NE 43RD ST
8	420690	1680	9/22/05	\$479,950	1720	1040	7	1925	4	4000	N	N	4057 1ST AVE NE
8	313120	0440	2/2/07	\$787,500	1740	0	7	1908	3	5100	N	N	4412 2ND AVE NE
8	313120	0440	2/17/05	\$678,000	1740	0	7	1908	3	5100	N	N	4412 2ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	408330	0970	5/31/05	\$615,625	1750	250	7	1923	3	3740	N	N	4229 MERIDIAN AVE N
8	051000	2035	5/25/05	\$558,000	1760	120	7	1908	4	2470	N	N	2308 N 44TH ST
8	408330	1375	3/12/07	\$650,000	1760	0	7	1923	3	4004	N	N	1511 N 43RD ST
8	189000	0105	4/10/05	\$617,000	1780	0	7	1916	4	4000	N	N	4532 4TH AVE NE
8	226500	0420	10/5/06	\$679,500	1810	0	7	1906	5	3303	N	N	4133 INTERLAKE AVE N
8	313120	1230	4/29/05	\$570,000	1830	0	7	1909	5	3825	N	N	4414 LATONA AVE NE
8	917860	0955	12/14/07	\$760,000	1840	360	7	1939	3	5400	N	N	2305 N 41ST ST
8	313120	1715	5/25/07	\$490,000	1860	0	7	1916	5	3021	Y	N	4335 5TH AVE NE
8	313120	1715	4/24/06	\$470,000	1860	0	7	1916	5	3021	Y	N	4335 5TH AVE NE
8	408330	1090	3/26/07	\$914,000	1900	0	7	1918	3	6840	N	N	4221 BURKE AVE N
8	313120	1935	5/2/05	\$369,000	1920	0	7	1900	3	5535	Y	N	4407 5TH AVE NE
8	313120	1180	7/7/05	\$495,000	1930	0	7	1900	5	6120	N	N	4415 LATONA AVE NE
8	881840	0040	2/3/06	\$545,000	1930	0	7	1923	4	4103	N	N	4521 2ND AVE NE
8	686520	0791	9/6/07	\$825,000	1940	0	7	1901	4	6000	N	N	1409 N 47TH ST
8	408330	0760	5/5/07	\$610,000	1970	180	7	1914	3	4240	N	N	4310 WALLINGFORD AVE N
8	881890	0235	11/23/05	\$580,000	1980	0	7	1923	3	5100	N	N	4707 4TH AVE NE
8	408380	2475	8/28/06	\$655,000	2050	0	7	1919	4	5000	N	N	4617 MERIDIAN AVE N
8	051000	3415	1/8/07	\$817,000	2120	0	7	1923	5	5700	N	N	4328 SUNNYSIDE AVE N
8	313120	1170	3/22/07	\$570,500	2140	0	7	1910	4	5100	N	N	4423 LATONA AVE NE
8	189000	0102	3/7/06	\$755,000	2650	0	7	2005	3	4000	N	N	4536 4TH AVE NE
8	408330	1545	9/11/06	\$856,000	2706	0	7	2001	3	4560	N	N	4111 WALLINGFORD AVE N
8	051000	2507	4/18/05	\$335,000	800	110	8	2003	3	1116	N	N	4410 A MERIDIAN AVE N
8	051000	2521	2/8/05	\$315,950	815	110	8	2005	3	1115	N	N	4412 A MERIDIAN AVE N
8	051000	2522	2/9/05	\$309,950	815	110	8	2005	3	1113	N	N	4412 B MERIDIAN AVE N
8	686520	0800	7/17/07	\$418,500	824	110	8	2005	3	1158	N	N	4616 INTERLAKE AVE N
8	686520	0801	1/10/06	\$370,000	824	110	8	2005	3	1169	N	N	4614 INTERLAKE AVE N
8	686520	0800	1/13/06	\$360,000	824	110	8	2005	3	1158	N	N	4616 INTERLAKE AVE N
8	686520	0803	1/10/06	\$355,000	824	110	8	2005	3	1335	N	N	4610 INTERLAKE AVE N
8	686520	0802	1/30/06	\$350,000	824	110	8	2005	3	1339	N	N	4612 INTERLAKE AVE N
8	408330	0095	3/16/06	\$407,000	920	95	8	2005	3	1252	N	N	4412 B BURKE AVE N
8	051000	2506	8/18/06	\$439,000	960	210	8	2003	3	1079	N	N	4408 A MERIDIAN AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	408330	0096	3/8/06	\$414,950	973	176	8	2005	3	1008	N	N	4412 A BURKE AVE N
8	408330	0097	12/14/05	\$399,100	976	186	8	2005	3	1266	N	N	4414 A BURKE AVE N
8	408330	0098	12/14/05	\$395,000	976	186	8	2005	3	1269	N	N	4414 B BURKE AVE N
8	051000	2494	6/8/05	\$385,000	1060	110	8	2002	3	1264	N	N	4406 D MERIDIAN AVE N
8	051000	2520	2/23/05	\$379,950	1060	120	8	2005	3	1251	N	N	4414 A MERIDIAN AVE N
8	686520	0444	6/3/05	\$395,000	1103	161	8	2000	3	1175	N	N	4716 INTERLAKE AVE N
8	783480	0230	10/5/06	\$713,000	1180	0	8	1912	4	4000	N	N	4635 EASTERN AVE N
8	686520	0441	7/13/07	\$499,950	1224	220	8	2000	3	1445	N	N	4712 INTERLAKE AVE N
8	048000	0165	5/4/07	\$700,000	1270	260	8	1914	4	3420	N	N	4418 WOODLAWN AVE N
8	686520	0451	6/14/07	\$439,950	1270	0	8	2007	3	935	N	N	1402 N 47TH ST
8	686520	0451	2/22/05	\$331,500	1270	0	8	2007	3	935	N	N	1402 N 47TH ST
8	051000	4050	12/19/05	\$662,500	1310	1100	8	1959	5	5985	N	N	4202 CORLISS AVE N
8	686520	0452	6/27/07	\$445,000	1310	0	8	2007	3	1210	N	N	1404 N 47TH ST
8	408380	2137	10/4/05	\$439,990	1316	0	8	2005	3	1182	N	N	1620 N 46TH ST
8	408380	2136	8/10/05	\$414,535	1316	0	8	2005	3	1184	N	N	1614 N 46TH ST
8	686520	0449	11/28/07	\$485,000	1320	0	8	2007	3	1485	N	N	4700 INTERLAKE AVE N
8	686520	0449	6/12/07	\$454,000	1320	0	8	2007	3	1485	N	N	4700 INTERLAKE AVE N
8	881840	0680	8/17/05	\$575,000	1360	0	8	1911	5	4291	N	N	4741 2ND AVE NE
8	686520	0780	6/13/05	\$595,000	1390	0	8	1906	4	5000	N	N	1423 N 47TH ST
8	051000	0015	6/28/05	\$640,000	1410	0	8	1906	4	2526	N	N	4612 EASTERN AVE N
8	408380	2146	8/17/05	\$490,721	1479	0	8	2005	3	1313	N	N	1616 N 46TH ST
8	408380	2149	8/15/05	\$468,015	1479	0	8	2005	3	1320	N	N	1618 N 46TH ST
8	408380	2148	8/10/05	\$450,147	1479	0	8	2005	3	1318	N	N	1618 N 46TH ST
8	408380	2147	8/30/05	\$424,313	1479	0	8	2005	3	1316	N	N	1616 N 46TH ST
8	408380	2135	8/24/05	\$486,507	1496	0	8	2005	3	1187	N	N	1614 N 46TH ST
8	408380	2145	7/22/05	\$440,180	1496	0	8	2005	3	1179	N	N	1620 N 46TH ST
8	051000	0270	10/17/05	\$650,000	1540	0	8	1911	3	3000	N	N	2302 N 46TH ST
8	313120	0960	9/2/05	\$557,500	1545	0	8	1928	4	3120	N	N	252 NE 43RD ST
8	051000	2800	7/6/05	\$724,950	1570	0	8	1914	4	3135	N	N	2223 N 44TH ST
8	420690	1750	2/9/06	\$490,000	1590	0	8	1906	4	4600	N	N	4003 1ST AVE NE
8	783480	0045	11/3/05	\$630,000	1610	1060	8	1920	5	2942	Y	N	4668 EASTERN AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	420690	1195	9/9/05	\$590,000	1630	140	8	1987	3	4000	N	N	4024 LATONA AVE NE
8	881890	0070	1/10/05	\$650,000	1650	480	8	1926	4	4080	N	N	4753 LATONA AVE NE
8	051000	0275	9/18/06	\$610,000	1680	260	8	1906	5	2775	N	N	2310 N 46TH ST
8	226500	0230	7/25/07	\$835,000	1690	0	8	1912	4	2800	N	N	4103 ASHWORTH AVE N
8	408330	1150	12/18/06	\$679,000	1690	0	8	1914	4	3876	N	N	4212 WALLINGFORD AVE N
8	051000	3335	5/21/07	\$797,950	1696	0	8	1921	3	3705	N	N	2412 N 43RD ST
8	051000	4475	4/23/07	\$735,000	1740	0	8	1924	3	3330	N	N	4207 BAGLEY AVE N
8	917860	1530	7/31/06	\$494,000	1750	0	8	1912	4	4000	N	N	2502 N 40TH ST
8	251350	0070	7/6/06	\$510,000	1770	0	8	1914	3	4000	N	N	4226 INTERLAKE AVE N
8	408330	1730	4/26/06	\$735,000	1800	0	8	1922	4	3700	N	N	1805 N 42ND ST
8	051000	0075	1/5/05	\$790,000	1820	750	8	1906	3	3663	N	N	4604 EASTERN AVE N
8	313120	0640	7/31/06	\$599,000	1830	0	8	1908	3	4590	N	N	4311 THACKERAY PL NE
8	445230	0160	1/28/05	\$450,000	1830	0	8	1909	4	3655	N	N	1420 N 40TH ST
8	445230	0170	11/13/07	\$735,000	1850	200	8	1916	5	4041	N	N	4015 ASHWORTH AVE N
8	251300	0060	3/1/07	\$735,000	1860	300	8	1916	3	4000	N	N	1505 N 43RD ST
8	048000	0070	10/7/05	\$729,000	1870	120	8	1908	4	3690	N	N	4401 DENSMORE AVE N
8	408330	1914	6/8/06	\$569,950	1870	0	8	1911	4	4565	N	N	4017 MERIDIAN AVE N
8	051000	4650	9/12/06	\$665,000	1880	0	8	1923	4	3690	N	N	2205 N 42ND ST
8	051000	0065	12/26/06	\$575,000	1900	0	8	1906	3	3663	N	N	4603 1ST AVE NE
8	881890	0150	10/15/07	\$670,000	1900	600	8	1922	4	4263	N	N	305 NE 50TH ST
8	313120	1550	7/12/07	\$703,000	1900	620	8	2007	3	5100	N	N	4213 4TH AVE NE
8	313120	1550	2/7/07	\$685,161	1900	620	8	2007	3	5100	N	N	4213 4TH AVE NE
8	881890	0245	5/24/06	\$645,000	1960	0	8	1913	3	4284	N	N	4703 4TH AVE NE
8	881890	0145	11/7/07	\$643,350	1960	320	8	1921	4	4080	N	N	4754 LATONA AVE NE
8	420690	1685	12/19/06	\$650,000	1960	0	8	1992	3	4000	N	N	4053 1ST AVE NE
8	226500	0030	4/27/06	\$799,000	1970	1000	8	1927	4	4000	Y	N	4202 ASHWORTH AVE N
8	408380	1395	3/15/07	\$850,000	1970	0	8	1994	3	2600	N	N	1900 N 47TH ST
8	226500	0135	11/30/06	\$1,020,000	2030	1010	8	2004	3	4000	N	N	4023 ASHWORTH AVE N
8	408380	1464	10/25/05	\$637,500	2040	620	8	1910	5	3750	N	N	4709 MERIDIAN AVE N
8	881890	0035	3/22/06	\$810,000	2040	1060	8	1924	5	4080	Y	N	4725 LATONA AVE NE
8	917860	0410	3/23/05	\$717,210	2042	0	8	1910	4	3950	N	N	2210 N 41ST ST

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	051000	2820	11/21/05	\$725,000	2050	0	8	1992	3	5700	N	N	4329 CORLISS AVE N
8	881890	0200	11/13/07	\$671,000	2070	0	8	1908	4	4080	N	N	4731 4TH AVE NE
8	051000	1805	12/12/06	\$879,000	2350	0	8	1997	3	5700	N	N	4409 EASTERN AVE N
8	881890	0045	1/20/06	\$794,500	2350	880	8	2001	3	4080	N	N	4739 LATONA AVE NE
8	408330	1735	5/15/07	\$766,000	2380	0	8	1909	3	4200	N	N	4133 MERIDIAN AVE N
8	189000	0325	11/18/05	\$765,000	2380	0	8	1909	4	3796	N	N	4531 LATONA AVE NE
8	313120	1420	6/12/07	\$934,000	2790	0	8	1990	3	4080	N	N	4338 LATONA AVE NE
8	917860	1045	2/16/06	\$1,050,000	3160	300	8	1994	3	5700	N	N	4122 CORLISS AVE N
8	408380	2230	11/4/05	\$709,000	1640	990	9	1914	5	4000	N	N	1707 N 47TH ST
8	881840	0450	11/25/05	\$830,000	1840	800	9	2000	3	4080	N	N	4715 THACKERAY PL NE
8	917860	0495	5/8/07	\$1,005,000	2200	820	9	2003	3	4560	N	N	4119 CORLISS AVE N
8	917860	1075	8/17/05	\$1,100,000	2350	0	9	1911	5	5700	N	N	4119 SUNNYSIDE AVE N
8	420690	1375	8/21/07	\$1,170,000	2930	860	9	2007	3	4000	N	N	4006 2ND AVE NE
8	420690	1145	5/26/06	\$950,100	3350	0	9	2005	3	4000	N	N	4027 4TH AVE NE
9	386340	0045	2/10/05	\$250,000	580	0	5	1916	3	1769	N	N	1207 N 43RD ST
9	386340	0015	5/14/07	\$387,500	610	0	5	1915	3	3000	N	N	1206 N 43RD ST
9	386340	0015	6/25/06	\$339,900	610	0	5	1915	3	3000	N	N	1206 N 43RD ST
9	408330	3185	12/11/06	\$440,000	1060	0	5	1900	5	3656	N	N	3819 CORLISS AVE N
9	408330	3955	4/24/07	\$470,000	1060	0	5	1918	4	6840	N	N	3729 DENSMORE AVE N
9	917860	1340	6/29/05	\$428,500	810	0	6	1908	3	6360	N	N	3922 SUNNYSIDE AVE N
9	408330	3065	4/12/05	\$410,000	1020	0	6	1901	3	4560	N	N	3815 SUNNYSIDE AVE N
9	917860	1395	12/16/05	\$342,000	1140	0	6	1904	3	6360	N	N	3923 EASTERN AVE N
9	226450	0110	8/4/06	\$517,500	1160	0	6	1900	4	3450	N	N	3623 CARR PL N
9	397540	0235	9/8/05	\$479,000	1420	910	6	1906	4	4000	N	N	3914 WOODLAND PARK AVE N
9	226450	0935	9/19/05	\$466,000	1430	0	6	1900	4	2228	N	N	3618 INTERLAKE AVE N
9	226450	0935	4/18/07	\$462,905	1430	0	6	1900	4	2228	N	N	3618 INTERLAKE AVE N
9	230640	0050	2/28/07	\$407,300	710	0	7	1924	3	2227	N	N	4227 MIDVALE AVE N
9	197220	1925	3/14/06	\$365,000	730	400	7	1910	4	2600	N	N	914 N 38TH ST
9	230640	0040	2/23/07	\$544,950	790	770	7	2001	3	2589	N	N	4221 MIDVALE AVE N
9	408330	4624	7/23/07	\$488,000	810	170	7	1953	5	2720	N	N	2208 N 37TH ST
9	408330	6360	2/15/06	\$476,000	830	0	7	1921	3	3420	N	N	3501 BURKE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	230640	0005	7/11/05	\$374,500	850	0	7	1916	4	3220	N	N	4254 WOODLAND PARK AVE N
9	408330	2890	6/12/06	\$680,000	870	0	7	1917	3	3940	Y	N	2506 N 38TH ST
9	035400	0030	9/13/06	\$432,000	870	0	7	1924	3	3200	N	N	3536 MERIDIAN AVE N
9	230640	0060	7/18/06	\$510,000	870	200	7	1925	4	4920	N	N	4224 MIDVALE AVE N
9	230640	0060	9/8/05	\$425,000	870	200	7	1925	4	4920	N	N	4224 MIDVALE AVE N
9	408330	6490	4/12/05	\$405,000	880	0	7	1925	3	3600	N	N	1908 N 35TH ST
9	408330	6175	6/14/07	\$499,000	880	0	7	1926	4	3200	N	N	1603 N 36TH ST
9	408330	5485	1/19/06	\$405,000	890	240	7	1926	3	2280	N	N	1815 N 37TH ST
9	226450	0430	10/27/06	\$450,000	940	0	7	1916	4	4400	N	N	3530 ASHWORTH AVE N
9	782120	0375	9/8/05	\$377,000	960	0	7	1916	4	3060	N	N	4459 MIDVALE AVE N
9	408330	2975	2/23/06	\$570,000	970	0	7	1907	3	4080	Y	N	2410 N 38TH ST
9	408330	2620	8/16/06	\$535,000	1000	0	7	1921	5	3600	N	N	1808 N 39TH ST
9	408330	3195	1/5/07	\$570,000	1010	1010	7	1913	3	4332	N	N	3817 CORLISS AVE N
9	197220	2080	7/1/05	\$374,000	1010	0	7	1919	4	2719	N	N	3618 WHITMAN AVE N
9	408330	6250	10/22/07	\$433,000	1010	0	7	1927	4	3120	N	N	3508 DENSMORE AVE N
9	049550	0025	10/25/05	\$600,000	1020	1000	7	1912	5	3600	N	N	3935 WOODLAWN AVE N
9	408330	5425	7/8/05	\$515,000	1020	0	7	1912	4	4800	N	N	3624 BURKE AVE N
9	408330	6720	11/5/06	\$474,950	1020	770	7	1923	4	3420	N	N	3429 WALLINGFORD AVE N
9	007200	0019	12/22/05	\$404,500	1020	150	7	1946	3	2680	N	N	1102 N 41ST ST
9	408330	5740	4/28/05	\$395,000	1030	0	7	1906	3	4560	N	N	3636 DENSMORE AVE N
9	408330	5525	10/8/07	\$620,000	1040	0	7	1921	3	4560	N	N	3619 BURKE AVE N
9	193130	0130	5/30/06	\$540,000	1040	0	7	1924	3	4560	N	N	4039 WOODLAND PARK AVE N
9	569450	0530	8/3/07	\$405,000	1040	70	7	2003	3	1197	N	N	956 D N 42ND ST
9	569450	0529	8/1/06	\$402,500	1040	70	7	2003	3	1199	N	N	956 A N 42ND ST
9	408330	3775	5/5/05	\$545,000	1060	500	7	1908	4	6840	N	N	3802 DENSMORE AVE N
9	007200	0025	4/13/05	\$400,000	1060	0	7	1920	4	4109	N	N	4103 MIDVALE AVE N
9	049550	0160	10/10/07	\$600,000	1060	0	7	1922	3	4560	N	N	3925 DENSMORE AVE N
9	408330	3935	5/2/06	\$485,000	1070	670	7	1924	4	3420	N	N	1552 N 38TH ST
9	193130	0022	9/28/07	\$542,000	1080	0	7	1906	3	5884	N	N	4117 WOODLAND PARK AVE N
9	408330	4825	9/22/05	\$498,000	1080	650	7	1909	5	3116	N	N	2305 N 38TH ST
9	197220	2520	10/24/06	\$566,950	1080	1000	7	1952	4	2934	N	N	929 N 35TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	193130	0035	10/10/05	\$444,000	1100	0	7	1904	4	5440	N	N	4111 WOODLAND PARK AVE N
9	408330	6865	7/11/05	\$455,000	1100	500	7	1914	3	3420	N	N	3419 DENSMORE AVE N
9	408330	2820	11/14/07	\$455,950	1100	0	7	1924	3	3120	N	N	1909 N 40TH ST
9	569450	0532	10/24/06	\$430,000	1100	190	7	2003	3	1302	N	N	956 B N 42ND ST
9	569450	0531	10/4/06	\$411,700	1100	190	7	2003	3	1304	N	N	956 C N 42ND ST
9	917860	1445	6/19/06	\$586,000	1110	0	7	1918	4	3300	Y	N	2506 N 39TH ST
9	408330	2485	5/15/06	\$526,000	1110	1060	7	1925	4	4000	N	N	3906 DENSMORE AVE N
9	408330	2770	5/23/06	\$550,000	1120	740	7	1921	4	3400	N	N	3902 BURKE AVE N
9	007200	0040	7/7/06	\$560,000	1140	0	7	1924	3	4109	N	N	4115 MIDVALE AVE N
9	917860	0055	11/4/05	\$351,000	1140	0	7	1924	3	3990	N	N	2109 N 40TH ST
9	182504	9100	8/30/05	\$455,000	1160	0	7	1916	4	1944	N	N	4210 MIDVALE AVE N
9	197220	2220	2/27/06	\$469,500	1175	255	7	2005	3	1300	N	N	1017 A N 39TH ST
9	408330	6165	5/4/06	\$600,000	1190	470	7	1906	4	7280	N	N	1609 N 36TH ST
9	392540	0085	9/14/07	\$599,950	1210	970	7	1925	3	4066	N	N	3938 INTERLAKE AVE N
9	408330	2610	3/6/07	\$576,500	1220	0	7	1921	5	2040	N	N	1812 N 39TH ST
9	193130	0170	4/9/07	\$600,000	1230	190	7	1922	3	4800	N	N	4011 WOODLAND PARK AVE N
9	408330	4455	4/20/05	\$489,000	1250	0	7	1924	4	3040	N	N	3729 BAGLEY AVE N
9	944530	0075	6/21/07	\$628,000	1260	400	7	1926	4	3365	N	N	1406 N 39TH ST
9	226450	0895	6/13/06	\$610,000	1264	0	7	1900	4	4400	N	N	3613 ASHWORTH AVE N
9	408330	4015	5/23/07	\$545,000	1270	0	7	1922	3	4560	N	N	3716 WOODLAWN AVE N
9	782120	0925	5/4/05	\$427,500	1280	0	7	1921	5	2468	N	N	4314 MIDVALE AVE N
9	182504	9002	11/3/06	\$720,000	1292	750	7	1900	5	2160	N	N	1508 N 38TH ST
9	182504	9002	6/30/05	\$553,750	1292	750	7	1900	5	2160	N	N	1508 N 38TH ST
9	408330	5145	2/23/05	\$460,000	1300	0	7	1911	4	3420	N	N	3644 BAGLEY AVE N
9	197220	2179	9/21/07	\$500,000	1310	0	7	2007	3	1136	N	N	3617 A ALBION PL N
9	569450	0065	6/20/06	\$523,000	1330	0	7	1902	4	2600	N	N	1003 N MOTOR PL
9	386340	0033	3/12/05	\$468,000	1360	430	7	1990	3	1769	N	N	1215 N 43RD ST
9	408330	5315	9/5/07	\$636,000	1370	0	7	1900	5	4590	N	N	3645 MERIDIAN AVE N
9	408330	5350	4/24/06	\$625,000	1370	820	7	1906	5	4800	N	N	3621 MERIDIAN AVE N
9	193130	0521	6/8/05	\$392,500	1378	0	7	1999	3	1002	N	N	4033 A WHITMAN AVE N
9	197220	2182	11/8/07	\$459,950	1380	490	7	2007	3	1058	N	N	3619 B ALBION PL N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	408330	3710	5/2/06	\$582,500	1390	750	7	1925	3	4240	Y	N	3829 WALLINGFORD AVE N
9	917860	0845	3/11/05	\$480,000	1390	0	7	1927	3	2805	N	N	2315 N 40TH ST
9	386340	0035	12/16/05	\$465,000	1400	450	7	1990	3	1769	N	N	1213 N 43RD ST
9	917860	1700	3/19/07	\$669,000	1410	500	7	1924	4	1817	N	N	2109 N 39TH ST
9	193130	0520	11/28/05	\$415,000	1421	0	7	1999	3	918	N	N	4033 B WHITMAN AVE N
9	408330	4200	9/21/05	\$550,000	1440	420	7	1911	3	4320	N	N	3801 WOODLAWN AVE N
9	408330	6060	12/27/07	\$588,700	1440	0	7	1948	3	6840	N	N	3535 DENSMORE AVE N
9	197220	1820	3/9/07	\$583,000	1460	0	7	1919	4	2620	N	N	3621 WHITMAN AVE N
9	182504	9001	2/17/05	\$460,000	1480	0	7	1909	4	1958	N	N	3809 INTERLAKE AVE N
9	408330	3435	9/15/05	\$495,001	1510	0	7	1908	3	3600	N	N	3831 MERIDIAN AVE N
9	408330	4830	11/7/06	\$710,000	1520	1010	7	1909	5	3116	N	N	2303 N 38TH ST
9	229390	0030	6/8/07	\$579,950	1520	0	7	1924	3	3901	N	N	4132 WOODLAND PARK AVE N
9	392540	0015	5/2/05	\$449,000	1520	400	7	1926	3	3579	N	N	1315 N 40TH ST
9	408330	5355	5/11/06	\$650,000	1530	300	7	1907	4	4800	N	N	3617 MERIDIAN AVE N
9	408330	5925	9/14/05	\$600,000	1540	0	7	1931	4	2580	N	N	1553 N 37TH ST
9	226450	1008	8/9/07	\$447,500	1550	0	7	2001	3	1602	N	N	3813 A INTERLAKE AVE N
9	408330	3940	12/5/05	\$570,000	1560	320	7	1924	3	3420	N	N	3819 WOODLAWN AVE N
9	397540	0260	6/19/07	\$695,000	1610	0	7	1922	3	3840	N	N	3936 WOODLAND PARK AVE N
9	408330	3415	4/26/05	\$530,200	1660	960	7	1913	3	4560	N	N	3826 MERIDIAN AVE N
9	007200	0035	1/18/06	\$630,000	1660	240	7	1918	5	4109	N	N	4111 MIDVALE AVE N
9	408330	4030	4/3/07	\$680,000	1670	0	7	1922	5	3059	N	N	1609 N 38TH ST
9	392540	0095	8/5/05	\$588,000	1680	0	7	1926	3	3572	N	N	3932 INTERLAKE AVE N
9	226450	0040	10/5/05	\$415,000	1710	0	7	1995	3	1800	N	N	3821 CARR PL N
9	035400	0020	10/3/06	\$740,000	1720	920	7	1922	3	7200	Y	N	3520 MERIDIAN AVE N
9	408330	2520	7/6/06	\$810,500	1735	0	7	1921	5	4000	N	N	3922 DENSMORE AVE N
9	226450	1000	7/25/07	\$800,000	1740	0	7	1926	4	6504	N	N	3819 INTERLAKE AVE N
9	408330	3805	4/19/07	\$655,000	1750	0	7	1911	3	3876	N	N	3822 DENSMORE AVE N
9	226450	1006	8/25/06	\$505,000	1780	0	7	2001	3	1511	N	N	3811 B INTERLAKE AVE N
9	917860	1320	9/25/07	\$1,017,000	1790	0	7	1905	5	6625	N	N	3910 SUNNYSIDE AVE N
9	226450	0880	3/3/06	\$635,000	1798	0	7	1928	5	4416	N	N	3619 ASHWORTH AVE N
9	408330	4957	9/6/05	\$627,000	1800	0	7	1952	3	6457	Y	N	3637 SUNNYSIDE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	226450	1005	3/9/06	\$477,000	1800	0	7	2001	3	1507	N	N	3811 A INTERLAKE AVE N
9	392540	0185	9/8/05	\$456,000	1810	0	7	1924	3	3479	N	N	3920 ASHWORTH AVE N
9	944530	0080	11/28/05	\$555,000	1810	0	7	1926	3	3957	N	N	1402 N 39TH ST
9	408330	3901	5/31/07	\$569,000	1830	0	7	1906	5	3420	N	N	3810 WOODLAWN AVE N
9	408330	3430	7/12/06	\$655,000	1840	220	7	1980	4	4200	N	N	1913 N 39TH ST
9	569450	0055	11/10/05	\$480,000	1850	0	7	1920	4	5000	N	N	4203 WOODLAND PARK AVE N
9	408330	4580	7/6/06	\$705,000	1940	0	7	1900	4	4560	N	N	3727 CORLISS AVE N
9	569450	1245	3/10/06	\$525,000	1940	960	7	1905	4	5000	N	N	4461 WOODLAND PARK AVE N
9	408330	6525	4/17/06	\$776,000	1960	100	7	1919	4	4800	N	N	3528 BURKE AVE N
9	408330	3395	7/27/05	\$555,000	1960	600	7	1920	3	4560	Y	N	3812 MERIDIAN AVE N
9	397540	0450	6/28/05	\$525,000	2020	0	7	1900	4	4000	N	N	4014 MIDVALE AVE N
9	408330	4480	6/28/06	\$725,300	2030	0	7	1900	4	4560	N	N	3723 BAGLEY AVE N
9	408330	5195	3/16/07	\$787,000	2050	0	7	1910	4	4104	Y	N	3617 BAGLEY AVE N
9	049550	0140	7/2/07	\$775,000	2060	0	7	1916	5	4560	N	N	3935 DENSMORE AVE N
9	917860	1350	4/10/07	\$740,000	2060	0	7	1924	5	5300	N	N	3926 SUNNYSIDE AVE N
9	917860	1350	1/24/07	\$560,000	2060	0	7	1924	5	5300	N	N	3926 SUNNYSIDE AVE N
9	408330	4395	6/27/05	\$625,000	2220	0	7	1910	4	3600	N	N	3709 MERIDIAN AVE N
9	408330	2440	4/27/05	\$577,000	2220	0	7	1925	3	4560	N	N	3917 WALLINGFORD AVE N
9	408330	2420	6/15/07	\$800,000	2320	0	7	1910	4	4420	N	N	3931 WALLINGFORD AVE N
9	408330	5810	9/13/06	\$781,500	2380	0	7	1900	4	4560	N	N	3615 DENSMORE AVE N
9	569450	0496	12/21/05	\$359,900	915	0	8	2005	3	1036	N	N	4220 WINSLOW PL N
9	569450	0495	2/8/06	\$359,900	915	0	8	2005	3	1315	N	N	4220 WINSLOW PL N
9	197220	2222	2/27/06	\$427,500	950	160	8	2005	3	1315	N	N	3841 C WOODLAND PARK AVE N
9	569450	0386	4/26/06	\$415,000	1007	130	8	1999	3	1184	N	N	4256 B WINSLOW PL N
9	569450	0385	1/31/07	\$385,000	1007	130	8	1999	3	1198	N	N	4256 A WINSLOW PL N
9	569450	1149	6/8/05	\$379,000	1020	220	8	1999	3	1288	N	N	4320 WHITMAN AVE N
9	197220	2007	8/26/05	\$369,950	1035	435	8	2005	3	890	N	N	3658 B WHITMAN AVE N
9	803270	0068	7/27/07	\$440,000	1050	0	8	2007	3	1152	N	N	3835 A ASHWORTH AVE N
9	803270	0067	10/23/07	\$420,000	1050	0	8	2007	3	1150	N	N	3835 B ASHWORTH AVE N
9	197220	2009	8/5/05	\$377,000	1060	370	8	2005	3	1289	N	N	3658 C WHITMAN AVE N
9	197220	2010	8/11/05	\$364,950	1060	370	8	2005	3	1350	N	N	3658 D WHITMAN AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	197220	2008	8/24/05	\$378,950	1065	435	8	2005	3	951	N	N	3658 A WHITMAN AVE N
9	197220	2050	7/24/07	\$449,950	1080	230	8	2001	3	1290	Y	N	3636 C WHITMAN AVE N
9	569450	0497	1/4/06	\$435,000	1080	220	8	2005	3	1325	N	N	4222 WINSLOW PL N
9	569450	0498	10/19/05	\$435,000	1080	220	8	2005	3	1327	N	N	4222 B WINSLOW PL N
9	197220	1963	7/18/06	\$469,500	1120	300	8	2006	3	1282	N	N	3816 A WHITMAN AVE N
9	197220	1965	8/8/06	\$459,500	1120	300	8	2006	3	1309	N	N	3816 C WHITMAN AVE N
9	197220	1964	7/11/06	\$449,500	1120	300	8	2006	3	983	N	N	3816 B WHITMAN AVE N
9	197220	2221	2/27/06	\$449,500	1140	190	8	2005	3	981	N	N	3841 B WOODLAND PARK AVE N
9	197220	2223	3/31/06	\$483,200	1160	260	8	2005	3	1279	N	N	3843 D WOODLAND PARK AVE N
9	197220	2224	4/28/06	\$461,350	1160	260	8	2005	3	984	N	N	3843 E WOODLAND PARK AVE N
9	952110	1358	4/21/06	\$410,000	1164	372	8	2006	3	1498	N	N	4511 WHITMAN AVE N
9	803270	0120	4/10/06	\$510,000	1180	310	8	2002	3	2112	N	N	3826 INTERLAKE AVE N
9	408330	5632	1/31/05	\$425,000	1190	310	8	2003	3	1506	N	N	3635 C WALLINGFORD AVE N
9	197220	2215	3/21/06	\$469,500	1200	275	8	2005	3	1281	N	N	3841 C WOODLAND PARK AVE N
9	952110	1357	4/5/06	\$429,500	1200	416	8	2006	3	1277	N	N	4909 WHITMAN AVE N
9	569450	0374	2/22/07	\$399,500	1215	0	8	2006	3	1262	N	N	4262 A WINSLOW PL N
9	569450	1045	8/22/07	\$399,950	1215	0	8	2007	3	1267	N	N	4306 A WINSLOW PL N
9	803270	0107	4/20/07	\$479,950	1230	0	8	2007	3	1285	N	N	3812 A INTERLAKE AVE N
9	803270	0106	5/1/07	\$474,950	1230	0	8	2007	3	1659	N	N	3812 B INTERLAKE AVE N
9	408330	5638	4/9/07	\$525,000	1240	0	8	2003	3	1223	N	N	3631 A WALLINGFORD AVE N
9	803270	0108	4/18/07	\$499,950	1250	0	8	2007	3	1553	N	N	3814 A INTERLAKE AVE N
9	803270	0109	6/26/07	\$497,000	1250	0	8	2007	3	1554	N	N	3814 B INTERLAKE AVE N
9	803270	0018	11/7/06	\$538,000	1300	380	8	2001	3	1650	N	N	3818 B ASHWORTH AVE N
9	803270	0018	4/15/05	\$446,500	1300	380	8	2001	3	1650	N	N	3818 B ASHWORTH AVE N
9	569450	0375	3/2/07	\$414,500	1305	0	8	2006	3	1117	N	N	4262 B WINSLOW PL N
9	569450	0376	12/14/06	\$409,500	1305	0	8	2006	3	1283	N	N	4260 A WINSLOW PL N
9	569450	0377	1/31/07	\$409,500	1305	0	8	2006	3	1339	N	N	4260 B WINSLOW PL N
9	569450	1046	3/20/07	\$450,000	1305	0	8	2007	3	1337	N	N	4308 A WINSLOW PL N
9	569450	1047	5/4/07	\$439,950	1305	0	8	2007	3	1287	N	N	4308 B WINSLOW PL N
9	569450	1044	5/17/07	\$435,000	1305	0	8	2007	3	1114	N	N	4306 B WINSLOW PL N
9	803270	0077	9/8/06	\$655,000	1360	350	8	2006	3	1694	N	N	3829 B ASHWORTH AVE N

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
9	803270	0078	5/22/07	\$599,000	1360	350	8	2006	3	1695	N	N	3829 A ASHWORTH AVE N
9	803270	0075	2/22/07	\$589,000	1370	320	8	2006	3	1765	N	N	3827 A ASHWORTH AVE N
9	803270	0076	4/17/07	\$585,000	1370	320	8	2006	3	1444	N	N	3827 B ASHWORTH AVE N
9	197220	1969	2/14/07	\$509,500	1402	261	8	2007	3	1276	N	N	3824 A WHITMAN AVE N
9	197220	1961	2/14/07	\$499,500	1402	261	8	2007	3	1309	N	N	2824 C WHITMAN AVE N
9	197220	1962	2/14/07	\$489,500	1402	261	8	2007	3	980	N	N	3824 B WHITMAN AVE N
9	193130	0265	7/11/07	\$680,000	1430	400	8	1954	3	4800	N	N	3929 WOODLAND PARK AVE N
9	193130	0265	10/20/05	\$590,000	1430	400	8	1954	3	4800	N	N	3929 WOODLAND PARK AVE N
9	803270	0153	5/23/07	\$495,000	1440	0	8	2004	3	1543	N	N	3835 A INTERLAKE AVE N
9	182504	9010	12/29/06	\$700,000	1450	0	8	1914	4	4776	N	N	4260 WOODLAND PARK AVE N
9	408330	5840	7/25/06	\$691,000	1470	0	8	1900	5	5200	N	N	3610 WOODLAWN AVE N
9	803270	0066	7/22/07	\$625,000	1470	250	8	2007	3	2097	N	N	3837 ASHWORTH AVE N
9	803270	0066	5/30/06	\$550,000	1470	250	8	2007	3	2097	N	N	3837 ASHWORTH AVE N
9	226450	0141	2/6/07	\$536,800	1480	0	8	1918	4	3600	N	N	1510 N 36TH ST
9	197220	1966	6/7/06	\$511,630	1480	50	8	2006	3	1306	N	N	3818 A WHITMAN AVE N
9	197220	1968	6/6/06	\$481,500	1480	50	8	2006	3	1279	N	N	3818 C WHITMAN AVE N
9	197220	1967	6/6/06	\$479,000	1480	50	8	2006	3	981	N	N	3818 B WHITMAN AVE N
9	197220	1958	2/14/07	\$475,500	1507	0	8	2007	3	1280	N	N	3820 C WHITMAN AVE N
9	197220	1960	2/14/07	\$471,600	1507	0	8	2007	3	1312	N	N	3820 A WHITMAN AVE N
9	197220	1959	2/28/07	\$467,000	1507	0	8	2007	3	983	N	N	3820 B WHITMAN AVE N
9	952110	1356	3/13/06	\$444,000	1521	0	8	2006	3	2750	N	N	920 N 45TH ST
9	392540	0115	3/27/07	\$797,450	1570	820	8	1925	5	3842	N	N	3925 ASHWORTH AVE N
9	917860	0025	11/29/06	\$675,000	1640	350	8	1928	3	4560	N	N	3908 MERIDIAN AVE N
9	917860	0025	6/28/05	\$599,000	1640	350	8	1928	3	4560	N	N	3908 MERIDIAN AVE N
9	197220	2022	1/3/05	\$375,500	1642	0	8	1998	3	1237	N	N	3652 WHITMAN AVE N
9	569450	0880	2/13/07	\$792,000	1680	840	8	1952	3	5000	N	N	962 N ALLEN PL
9	408330	3700	2/15/07	\$879,000	1720	0	8	1927	5	4240	N	N	3835 WALLINGFORD AVE N
9	408330	3700	4/18/06	\$775,000	1720	0	8	1927	5	4240	N	N	3835 WALLINGFORD AVE N
9	803270	0010	2/19/07	\$599,950	1730	0	8	1996	3	3000	N	N	3816 ASHWORTH AVE N
9	408330	3440	2/12/07	\$745,000	1740	790	8	1912	5	3600	N	N	3827 MERIDIAN AVE N
9	803270	0151	1/16/07	\$675,000	1760	920	8	1978	3	5418	N	N	3827 INTERLAKE AVE N

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
9	917860	0741	8/7/07	\$682,750	1810	480	8	2007	3	5472	N	N	3917 CORLISS AVE N
9	049550	0090	11/14/05	\$715,700	1900	800	8	1928	5	4560	Y	N	3911 WOODLAWN AVE N
9	408330	5495	6/29/07	\$1,001,000	2000	0	8	1911	5	6840	N	N	3641 BURKE AVE N
9	917860	1425	7/6/06	\$899,000	2050	0	8	1906	4	5830	N	N	3903 EASTERN AVE N
9	408330	4320	3/28/06	\$718,825	2050	1020	8	1961	3	6840	Y	N	3724 WALLINGFORD AVE N
9	408330	4240	1/18/07	\$765,000	2080	1020	8	1984	3	5040	N	N	3733 BURKE AVE N
9	917860	0115	7/7/05	\$700,000	2120	0	8	1921	5	5700	N	N	3917 BAGLEY AVE N
9	803270	0140	11/15/06	\$565,000	2140	780	8	1992	3	2808	N	N	1313 N 39TH ST
9	917860	1685	10/31/07	\$540,000	2150	1030	8	1904	3	5358	N	N	3835 CORLISS AVE N
9	803270	0030	10/25/06	\$730,000	2160	250	8	1960	3	5500	N	N	3836 ASHWORTH AVE N
9	408330	4540	7/11/05	\$849,000	2170	120	8	1928	4	4560	N	N	3718 MERIDIAN AVE N
9	408330	5085	8/21/06	\$1,075,000	2180	470	8	1919	4	3192	Y	N	3601 CORLISS AVE N
9	408330	5290	6/27/05	\$712,501	2180	1090	8	1949	4	6840	Y	N	3624 MERIDIAN AVE N
9	408330	4805	7/8/05	\$839,000	2250	0	8	2003	3	4560	N	N	3714 CORLISS AVE N
9	408330	3680	11/8/05	\$618,000	2270	0	8	1903	4	6840	Y	N	3820 WALLINGFORD AVE N
9	408330	3270	2/6/07	\$1,000,000	2410	1300	8	2006	3	4560	N	N	3812 BAGLEY AVE N
9	408330	2560	6/27/05	\$810,000	3020	0	8	1911	4	6000	N	N	3940 DENSMORE AVE N
9	197220	1814	5/24/06	\$419,950	956	180	9	2006	3	1119	N	N	3620 WINSLOW PL N
9	197220	1812	5/24/06	\$432,500	1022	270	9	2006	3	933	N	N	3624 WINSLOW PL N
9	197220	1811	6/20/06	\$439,950	1028	292	9	2006	3	1474	N	N	3626 WINSLOW PL N
9	197220	1813	5/1/07	\$457,000	1040	292	9	2006	3	913	N	N	3622 WINSLOW PL N
9	197220	1813	4/24/06	\$425,000	1040	292	9	2006	3	913	N	N	3622 WINSLOW PL N
9	193130	0688	4/27/07	\$419,000	1100	180	9	2004	3	1085	N	N	4107 A WHITMAN AVE N
9	193130	0685	11/1/07	\$400,000	1120	180	9	2004	3	1339	N	N	4103 B WHITMAN AVE N
9	197220	1816	5/11/06	\$474,950	1140	216	9	2006	3	1495	N	N	3623 WHITMAN AVE N
9	197220	1815	4/24/06	\$459,950	1140	216	9	2006	3	1527	N	N	3625 WHITMAN AVE N
9	197220	2528	3/4/06	\$475,000	1160	270	9	2001	3	1275	N	N	931 C N 35TH ST
9	197220	2509	6/27/07	\$542,500	1200	300	9	2004	3	993	N	N	919 E N 35TH ST
9	408330	5637	8/18/06	\$472,000	1240	0	9	2003	3	1447	N	N	3631 B WALLINGFORD AVE N
9	782120	0385	5/10/05	\$378,900	1290	0	9	2001	3	1041	N	N	1102 N ALLEN PL
9	197220	2506	12/19/06	\$545,000	1420	350	9	2004	3	967	N	N	919 B N 35TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(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
9	803270	0003	6/15/06	\$625,000	1440	300	9	2005	3	1817	N	N	3806 ASHWORTH AVE N
9	803270	0005	8/29/06	\$621,000	1440	300	9	2005	3	1774	N	N	3810 ASHWORTH AVE N
9	803270	0004	6/9/06	\$637,500	1520	460	9	2005	3	1509	N	N	3808 ASHWORTH AVE N
9	803270	0100	9/7/06	\$640,000	1560	0	9	2006	3	1975	N	N	1408 N 38TH ST
9	803270	0101	9/26/06	\$589,000	1600	0	9	2006	3	1870	N	N	1406 N 38TH ST
9	803270	0098	10/13/06	\$657,000	1690	0	9	2006	3	1306	N	N	3800 INTERLAKE AVE N
9	803270	0099	10/12/06	\$640,000	1690	0	9	2006	3	1449	N	N	3802 INTERLAKE AVE N
9	408330	4405	8/25/06	\$930,000	2100	290	9	1909	5	3600	N	N	3703 MERIDIAN AVE N
9	408330	5010	11/2/06	\$1,350,000	2700	920	9	2006	3	4360	Y	N	3634 CORLISS AVE N
9	035400	0035	4/7/05	\$850,000	2870	0	9	2000	3	4800	Y	N	3532 MERIDIAN AVE N
9	193130	0005	10/17/06	\$1,150,000	2950	850	9	1999	3	7200	N	N	1015 N 42ND ST
9	197220	1902	6/9/06	\$389,950	880	150	10	2003	3	997	N	N	3816 WINSLOW PL N
9	197220	1901	4/17/07	\$529,000	1250	320	10	2003	3	1387	Y	N	3817 WHITMAN AVE N
9	917860	0775	3/30/06	\$979,000	2100	640	10	2003	3	3400	Y	N	2304 N 39TH ST

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	0480	12/14/07	\$837,250	UNFINISHED AREA>0
8	051000	0895	7/14/05	\$429,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	1580	5/17/06	\$433,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	1580	12/1/05	\$250,000	NO MARKET EXPOSURE
8	051000	1785	10/18/05	\$437,000	MORE THAN 1 IMP
8	051000	2010	4/12/05	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	2030	6/1/06	\$627,000	DATA DOES NOT MATCH SALE
8	051000	2600	5/31/05	\$825,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	2985	6/7/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	3363	7/31/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	3805	2/21/07	\$800,000	DATA DOES NOT MATCH SALE
8	051000	3805	6/8/06	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	4120	2/3/05	\$925,000	NO MARKET EXPOSURE
8	182504	9142	4/27/06	\$104,852	RELATED PARTY, FRIEND, OR NEIGHBOR
8	189000	0245	9/8/06	\$344,796	RELATED PARTY, FRIEND, OR NEIGHBOR
8	226500	0195	6/6/07	\$755,000	DATA DOES NOT MATCH SALE
8	226500	0195	1/30/06	\$431,650	IMP CHARACTERISTICS CHANGED SINCE SALE
8	226500	0240	9/26/05	\$118,580	NO MARKET EXPOSURE
8	226500	0265	7/31/06	\$325,000	TEARDOWN SALE
8	226500	0435	11/15/06	\$250,000	PARTIAL INTEREST SALE
8	226500	0440	11/20/06	\$200,000	QUIT CLAIM DEED
8	226500	0450	11/7/05	\$317,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	0510	5/31/05	\$770,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	0610	5/16/07	\$870,000	DATA DOES NOT MATCH SALE
8	313120	0610	10/19/06	\$585,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1035	10/4/05	\$455,200	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1550	1/3/06	\$410,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1645	11/13/06	\$124,700	QUIT CLAIM DEED
8	313120	1900	7/6/06	\$719,800	PREVIOUS IMP VALUE<=25,000
8	408330	0070	7/12/07	\$835,000	DATA DOES NOT MATCH SALE
8	408330	0545	5/9/06	\$532,000	OBSOLESCENCE>0
8	408330	0590	3/10/05	\$517,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408330	1005	10/19/05	\$410,000	DOR RATIO
8	408330	1005	5/8/07	\$1,300,000	ERROR IN PREVIOUS AV CALCULATION
8	408330	1732	2/21/07	\$1,300,000	ERROR IN PREVIOUS AV CALCULATION
8	408380	0005	9/25/06	\$847,550	MORE THAN 1 IMP
8	408380	0195	4/11/05	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408380	0405	9/22/05	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	408380	0935	1/25/06	\$405,000	UNFINISHED AREA>0
8	408380	1464	10/25/05	\$637,500	RELOCATION - SALE TO SERVICE
8	408380	1590	5/5/06	\$595,000	UNFINISHED AREA>0
8	408380	2055	9/1/06	\$159,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	408380	2615	8/28/06	\$759,000	TEARDOWN SALE
8	420690	0945	5/30/07	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	420690	1070	8/24/06	\$145,311	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	420690	1375	7/15/05	\$322,500	TEARDOWN SALE
8	420690	1480	5/24/06	\$360,000	TEARDOWN SALE
8	420690	1550	8/2/06	\$199,480	PARTIAL INTEREST SALE
8	420690	1700	5/2/06	\$565,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	445230	0045	7/30/06	\$410,000	TEARDOWN SALE
8	686520	0451	7/12/05	\$425,000	TEARDOWN SALE
8	686520	0855	5/26/05	\$407,500	UNFINISHED AREA>0
8	783480	0045	7/8/05	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	783480	0100	1/5/05	\$517,000	1031 TRADE
8	881890	0010	5/18/05	\$535,000	ERROR IN PREVIOUS AV CALCULATION
8	881890	0030	10/13/05	\$575,000	1031 TRADE
8	881890	0035	3/10/06	\$810,000	RELOCATION - SALE TO SERVICE
8	917860	0185	7/15/05	\$302,141	QUIT CLAIM DEED
8	917860	0265	2/17/07	\$555,000	RELOCATION - SALE TO SERVICE
8	917860	0633	10/24/07	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	917860	1230	6/15/06	\$1,100,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	035400	0015	10/20/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	035400	0040	12/28/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	049550	0185	4/21/05	\$561,000	NO MARKET EXPOSURE
9	049550	0370	11/2/06	\$269,876	RELATED PARTY, FRIEND, OR NEIGHBOR
9	193130	0010	6/4/07	\$385,000	DATA DOES NOT MATCH SALE
9	197220	1855	4/28/06	\$180,000	PREVIOUS IMP VALUE<=25,000
9	197220	2180	8/31/05	\$1,300,000	SEGREGATION AND/OR MERGER
9	197220	2187	11/19/07	\$469,950	PREVIOUS IMP VALUE<=25,000
9	197220	2528	3/4/06	\$475,000	RELOCATION - SALE TO SERVICE
9	226450	0395	9/23/05	\$495,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	226450	0395	3/29/05	\$305,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	226450	0936	12/4/07	\$605,000	PERCENT COMPLETE<100
9	226450	0936	10/16/06	\$194,000	PERCENT COMPLETE<100
9	226450	1036	12/19/07	\$482,000	PREVIOUS IMP VALUE<=25,000
9	392540	0115	7/14/06	\$381,500	DOR RATIO
9	397540	0185	12/4/07	\$549,950	ACTIVE PERMIT BEFORE SALE>25,000
9	408330	3060	6/1/06	\$209,183	PREVIOUS IMP VALUE<=25,000
9	408330	3270	3/23/05	\$310,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	3360	3/19/07	\$655,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	3395	7/15/05	\$555,000	RELOCATION - SALE TO SERVICE
9	408330	3440	5/2/06	\$539,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	3685	3/27/06	\$280,969	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	4040	6/13/07	\$69,000	PARTIAL INTEREST SALE
9	408330	4205	10/24/05	\$597,000	NO MARKET EXPOSURE
9	408330	4505	6/17/05	\$537,500	TEARDOWN SALE
9	408330	4660	11/28/05	\$210,500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	5010	5/18/05	\$410,000	TEARDOWN SALE
9	408330	5290	9/2/05	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	5425	6/11/05	\$515,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	408330	5515	7/24/06	\$465,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	5545	10/27/06	\$567,600	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	6155	4/29/05	\$381,000	DOR RATIO
9	408330	6405	11/28/07	\$705,000	PREVIOUS IMP VALUE<=25,000
9	408330	6405	7/25/07	\$620,000	TEARDOWN SALE
9	408330	6525	4/17/06	\$776,000	RELOCATION - SALE TO SERVICE
9	408330	6575	10/29/07	\$1,510,000	PREVIOUS IMP VALUE<=25,000
9	408330	6575	1/27/07	\$1,530,000	TEARDOWN SALE
9	408330	6615	7/6/05	\$600,000	TEARDOWN SALE
9	408330	6925	8/30/06	\$492,500	OBSOLESCENCE>0
9	408330	6925	7/31/06	\$442,500	OBSOLESCENCE>0
9	420690	0585	8/24/06	\$495,000	TEARDOWN SALE
9	420690	0735	3/10/05	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	569450	0880	10/12/06	\$304,000	DOR RATIO
9	569450	1045	8/8/05	\$529,950	TEARDOWN SALE
9	782120	0388	4/29/05	\$349,990	PERCENT COMPLETE<100
9	803270	0005	2/15/05	\$550,000	SEGREGATION AND/OR MERGER
9	803270	0020	10/25/06	\$730,000	TEARDOWN SALE
9	803270	0060	7/15/05	\$86,577	RELATED PARTY, FRIEND, OR NEIGHBOR
9	803270	0070	6/1/05	\$400,000	NO MARKET EXPOSURE
9	803270	0070	6/7/07	\$625,000	TEARDOWN SALE
9	803270	0070	7/26/05	\$514,000	TEARDOWN SALE
9	803270	0075	5/24/05	\$725,000	TEARDOWN SALE
9	803270	0100	4/28/05	\$726,000	TEARDOWN SALE
9	803270	0106	8/23/05	\$515,000	TEARDOWN SALE
9	803270	0110	1/20/06	\$555,000	TEARDOWN SALE
9	803270	0122	1/24/05	\$149,515	RELATED PARTY, FRIEND, OR NEIGHBOR
9	803270	0130	7/4/06	\$535,000	TEARDOWN SALE
9	803270	0160	1/16/07	\$675,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	917860	0100	1/25/05	\$350,500	BANKRUPTCY - RECEIVER OR TRUSTEE
9	917860	0830	3/5/07	\$577,080	QUIT CLAIM DEED
9	917860	1445	7/12/05	\$160,000	PARTIAL INTEREST SALE
9	944530	0055	4/21/05	\$280,000	NON REPRESENTATIVE SALE
9	944530	0055	6/22/06	\$793,500	UNFINISHED AREA>0
9	952110	1355	4/27/06	\$399,000	ACTIVE PERMIT BEFORE SALE>25,000

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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



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