

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: West Ballard / 19

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 988

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$179,100	\$217,900	\$397,000	\$457,300	86.8%	14.27%
2008 Value	\$202,800	\$247,700	\$450,500	\$457,300	98.5%	14.28%
Change	+\$23,700	+\$29,800	+\$53,500		+11.7%	0.01%
% Change	+13.2%	+13.7%	+13.5%		+13.5%	0.07%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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	\$201,800	\$200,500	\$402,300
2008 Value	\$228,600	\$228,000	\$456,600
Percent Change	+13.3%	+13.7%	+13.5%

Number of one to three unit residences in the Population: 5,515

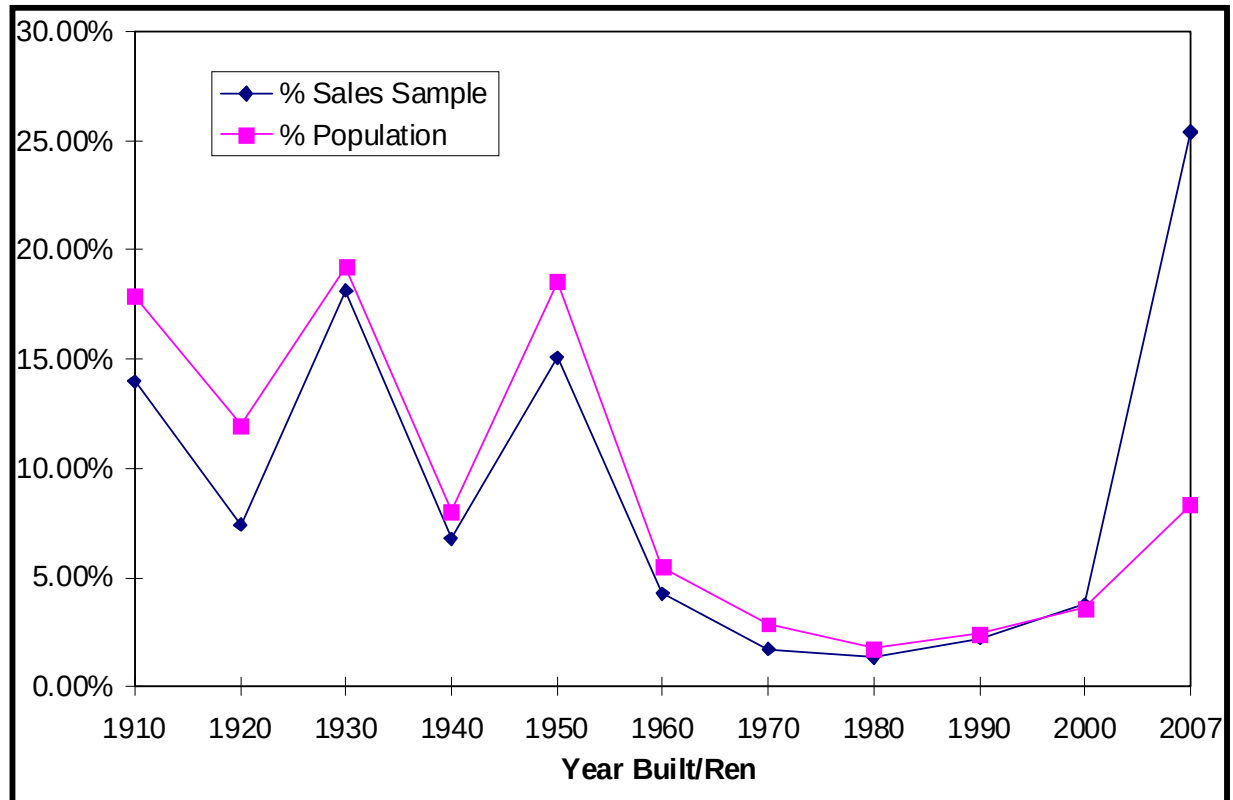
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

The Annual Update Values described in this report improve assessment levels. 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	138	13.97%
1920	73	7.39%
1930	179	18.12%
1940	67	6.78%
1950	149	15.08%
1960	42	4.25%
1970	17	1.72%
1980	13	1.32%
1990	22	2.23%
2000	37	3.74%
2007	251	25.40%
	988	

Population		
Year Built/Ren	Frequency	% Population
1910	987	17.90%
1920	660	11.97%
1930	1059	19.20%
1940	442	8.01%
1950	1024	18.57%
1960	301	5.46%
1970	157	2.85%
1980	96	1.74%
1990	133	2.41%
2000	198	3.59%
2007	458	8.30%
	5515	

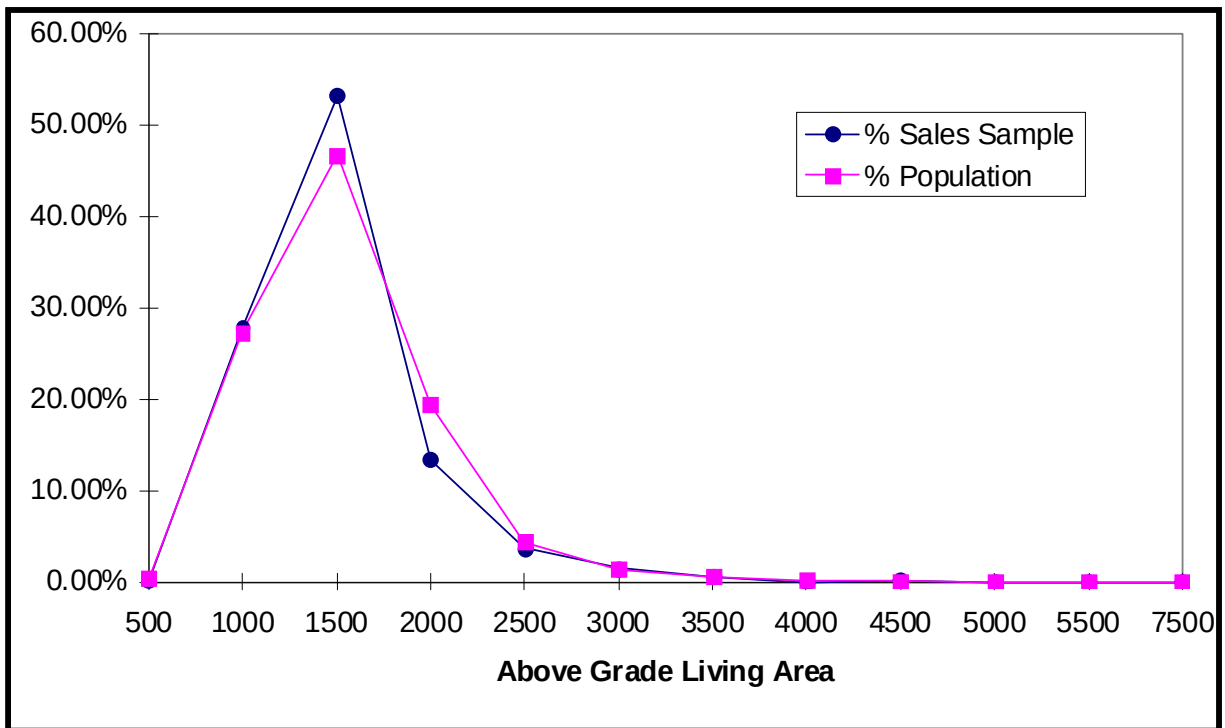


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	274	27.73%
1500	525	53.14%
2000	132	13.36%
2500	36	3.64%
3000	14	1.42%
3500	5	0.51%
4000	0	0.00%
4500	1	0.10%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	988	

Population		
AGLA	Frequency	% Population
500	23	0.42%
1000	1503	27.25%
1500	2571	46.62%
2000	1067	19.35%
2500	240	4.35%
3000	73	1.32%
3500	30	0.54%
4000	5	0.09%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5515	

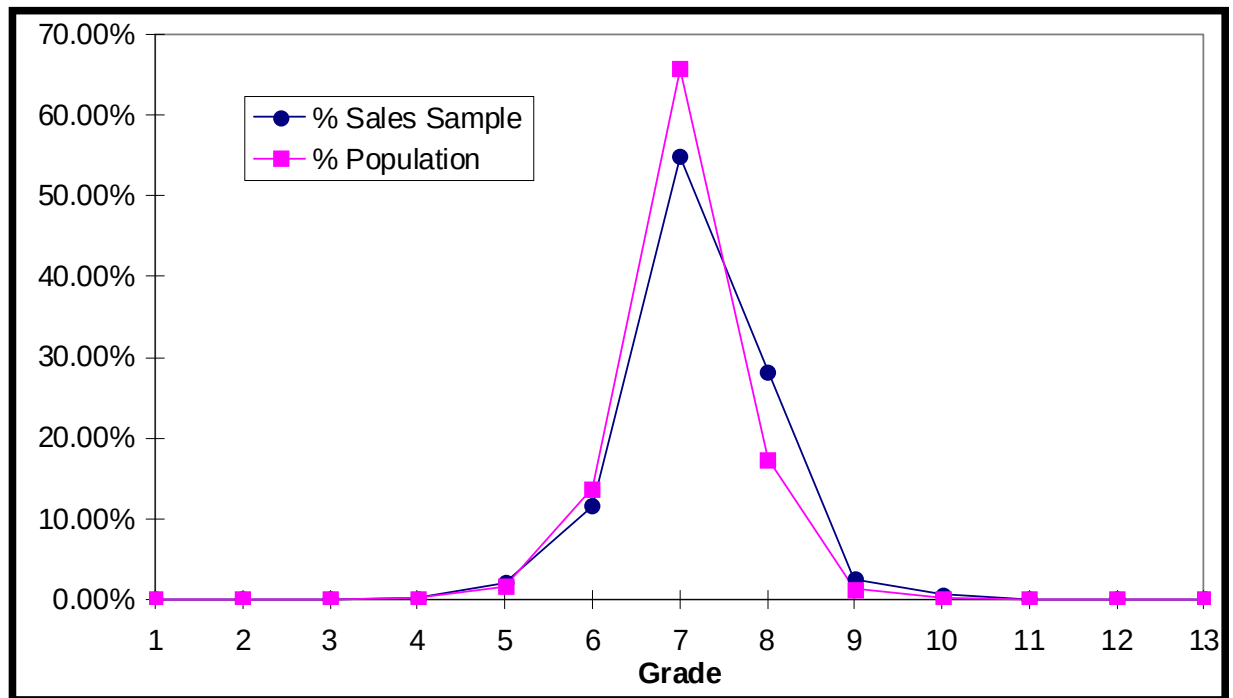


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

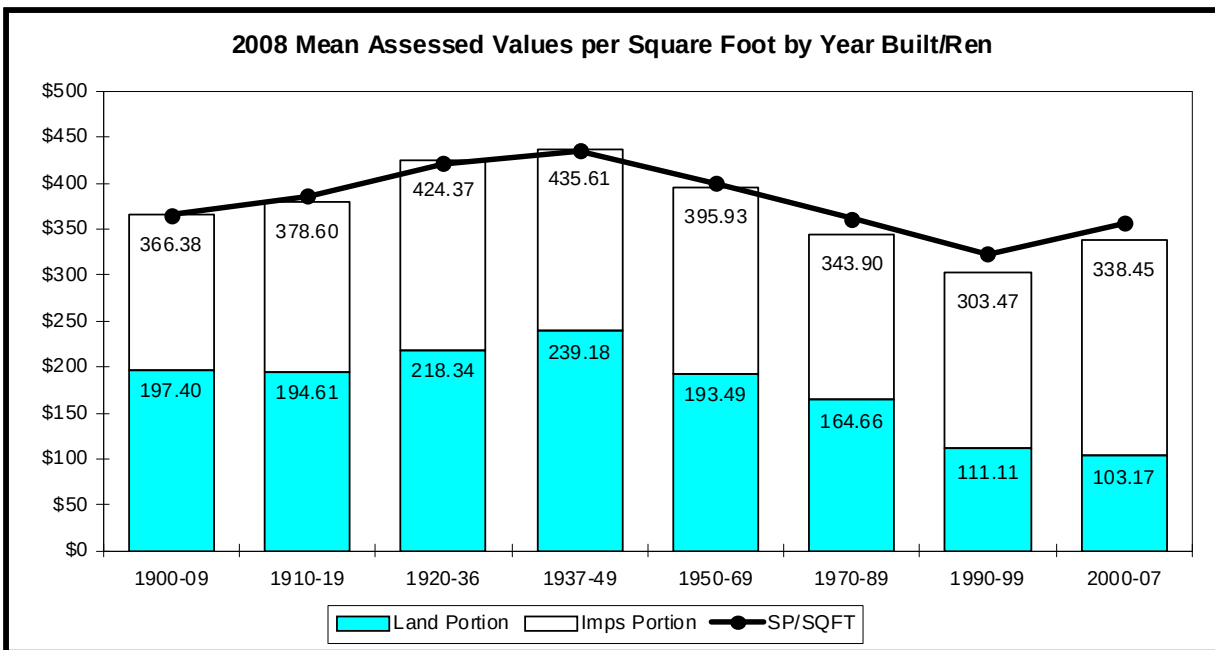
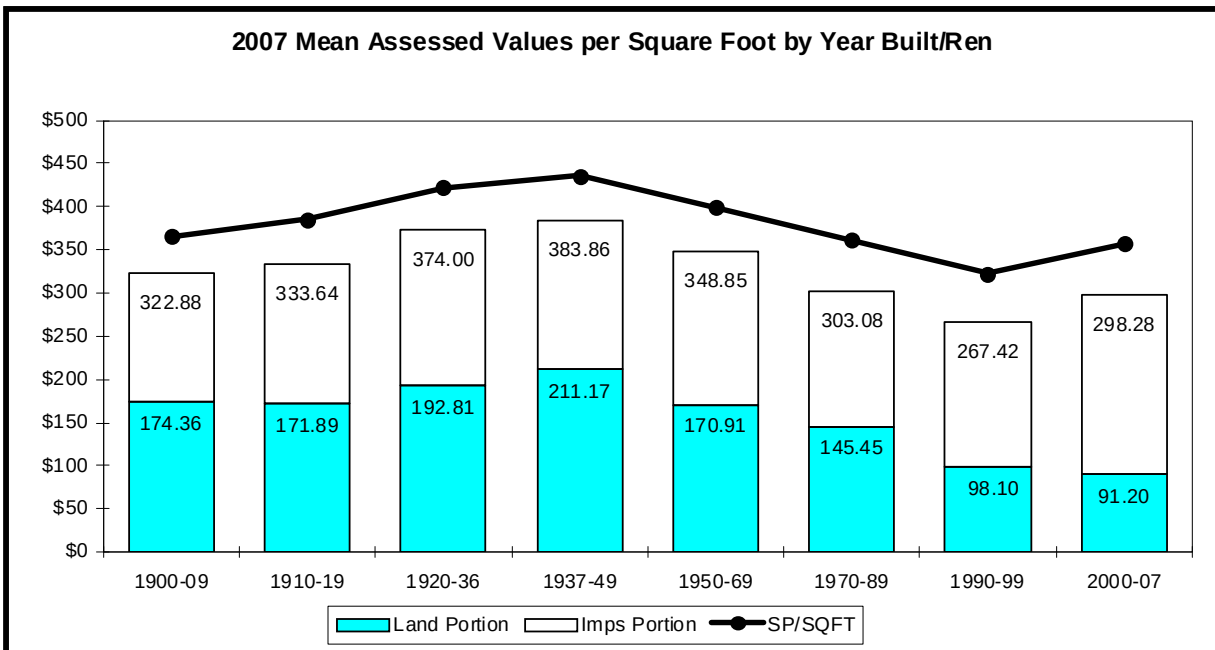
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.10%
5	20	2.02%
6	115	11.64%
7	542	54.86%
8	279	28.24%
9	25	2.53%
10	6	0.61%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	988	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.11%
5	89	1.61%
6	759	13.76%
7	3625	65.73%
8	958	17.37%
9	69	1.25%
10	9	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5515	



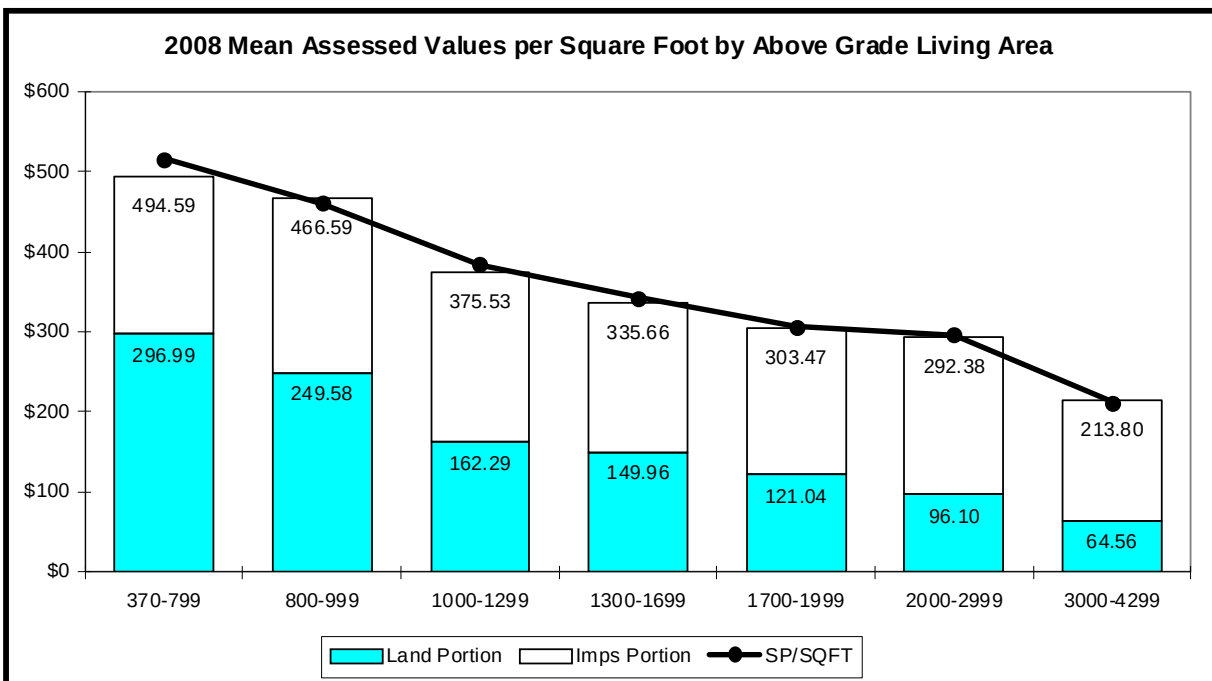
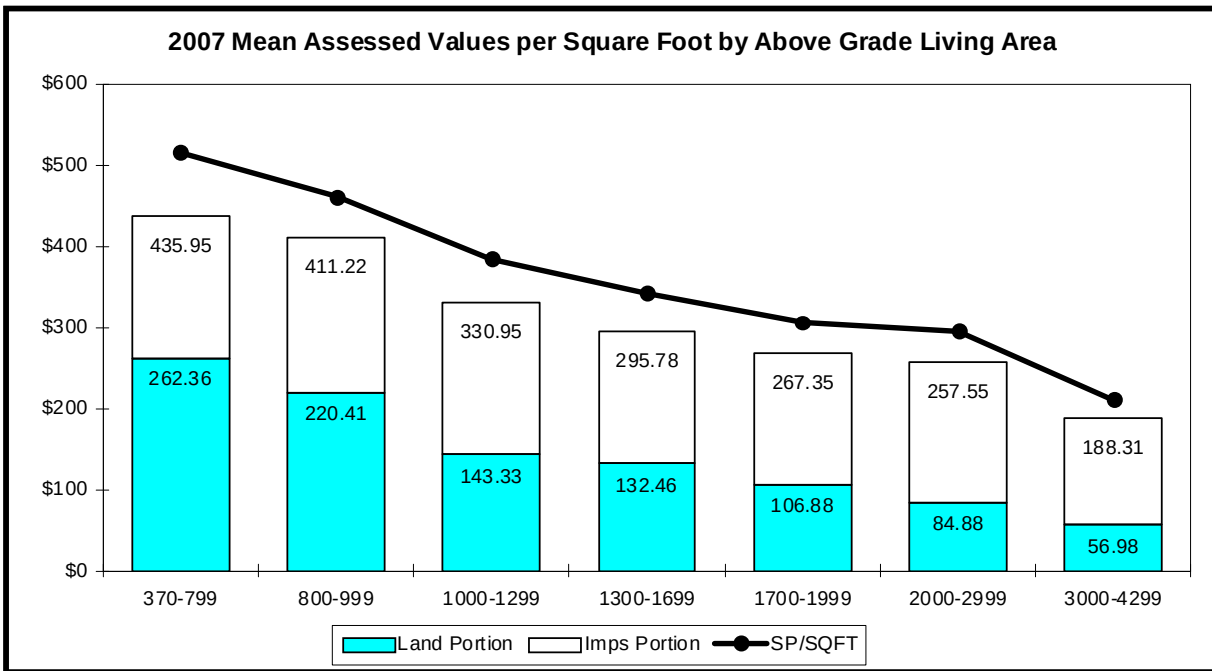
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



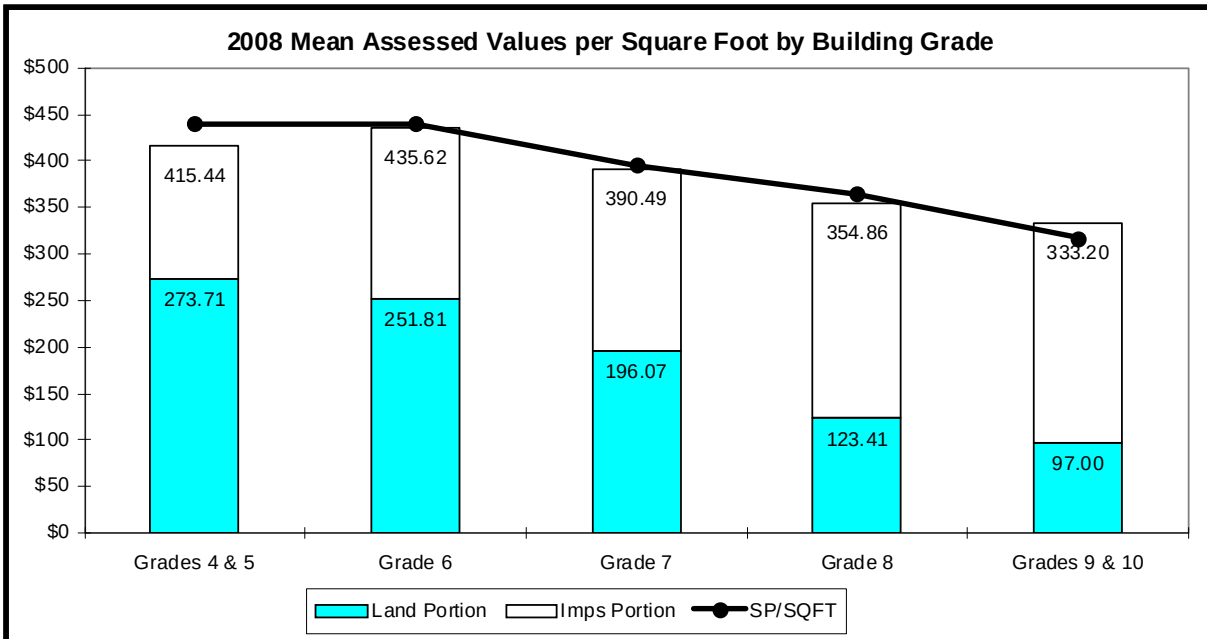
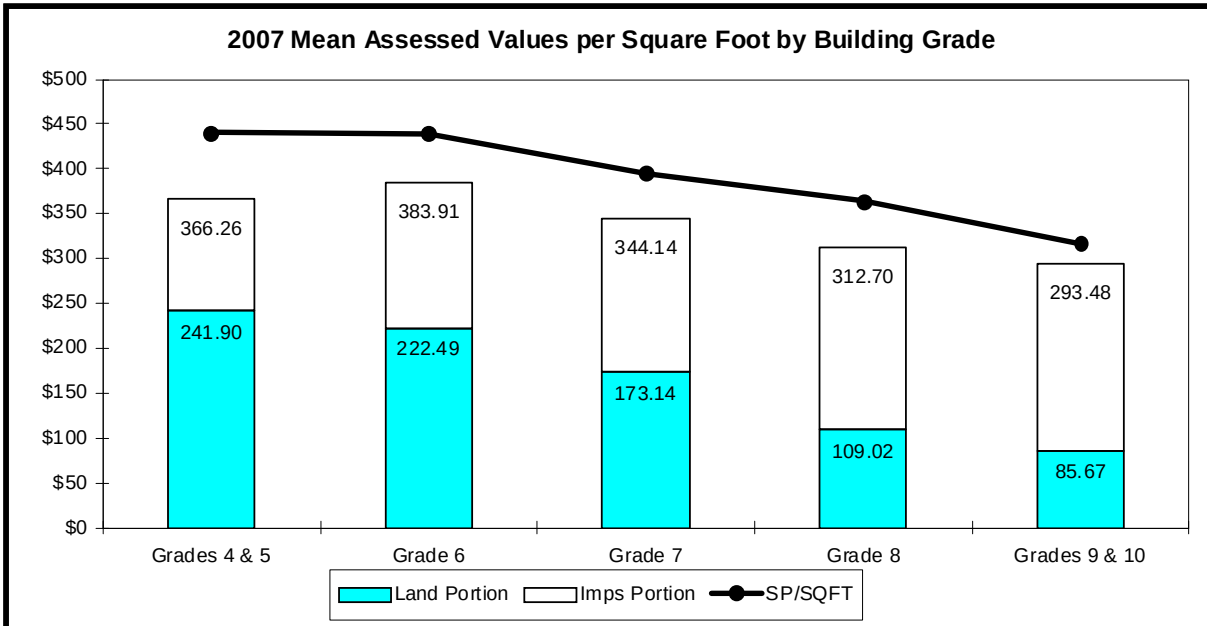
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

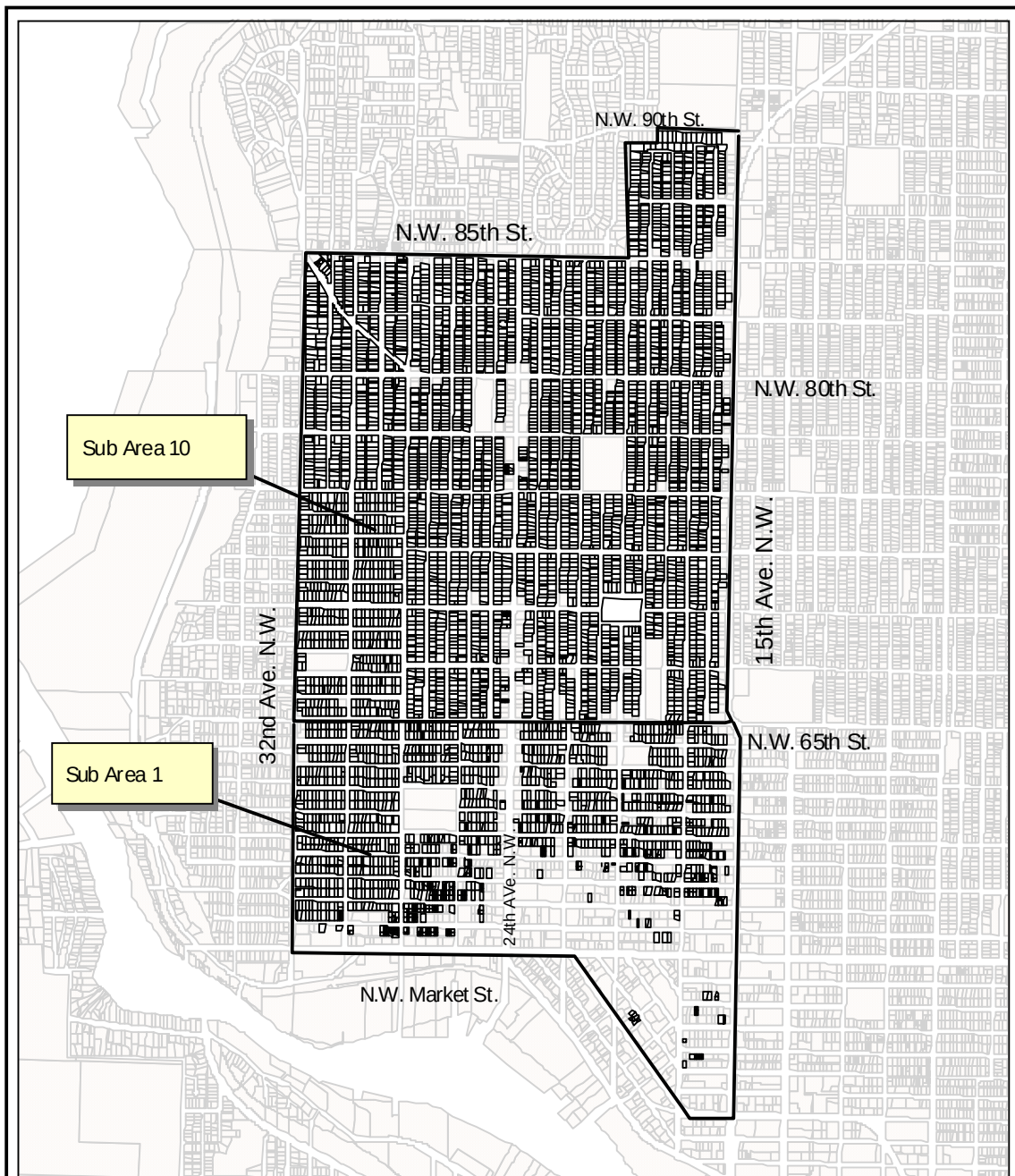


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



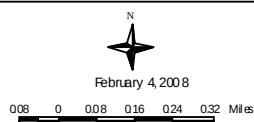
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 19 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, 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 this map is prohibited except by written permission of King County.

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February 4, 2008

Department of Assessments



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 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 1/1/2005 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:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.135, \text{ with the result rounded down to the next } \$1,000.$$

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 988 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.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} \times 1.136$$

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 * 1.135 – 2008 Land Value=New 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 * 1.135 – 2008 Land Value=New Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If 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 19 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)

13.60%

Comments

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

All improved parcels of 1 to 3 Unit Residences in the area will receive the overall adjustment.

Area 19 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 0.985.

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.
4	1	0.464	0.525	13.2%	NA	NA
5	20	0.854	0.969	13.4%	0.897	1.040
6	115	0.876	0.994	13.5%	0.967	1.021
7	542	0.869	0.986	13.5%	0.974	0.998
8	279	0.856	0.972	13.5%	0.956	0.987
9	25	0.927	1.053	13.5%	1.000	1.105
10	6	0.906	1.029	13.5%	0.996	1.063
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	117	0.891	1.011	13.5%	0.983	1.039
1910-1919	91	0.860	0.976	13.5%	0.941	1.011
1920-1936	197	0.886	1.005	13.5%	0.984	1.026
1937-1949	192	0.882	1.001	13.5%	0.983	1.018
1950-1969	67	0.870	0.987	13.5%	0.951	1.023
1970-1989	33	0.849	0.964	13.5%	0.914	1.013
1990-1999	32	0.855	0.971	13.5%	0.914	1.028
2000-2007	259	0.842	0.956	13.5%	0.941	0.971
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	6	0.742	0.842	13.5%	0.516	1.168
Average	602	0.850	0.965	13.5%	0.954	0.975
Good	293	0.899	1.020	13.5%	1.003	1.037
Very Good	87	0.893	1.013	13.5%	0.983	1.044
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	418	0.876	0.994	13.5%	0.980	1.008
1.5	243	0.887	1.007	13.5%	0.988	1.026
2	269	0.839	0.952	13.5%	0.936	0.967
2.5	7	0.832	0.944	13.5%	0.846	1.042
3	51	0.874	0.993	13.5%	0.953	1.032

Area 19 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 0.985.

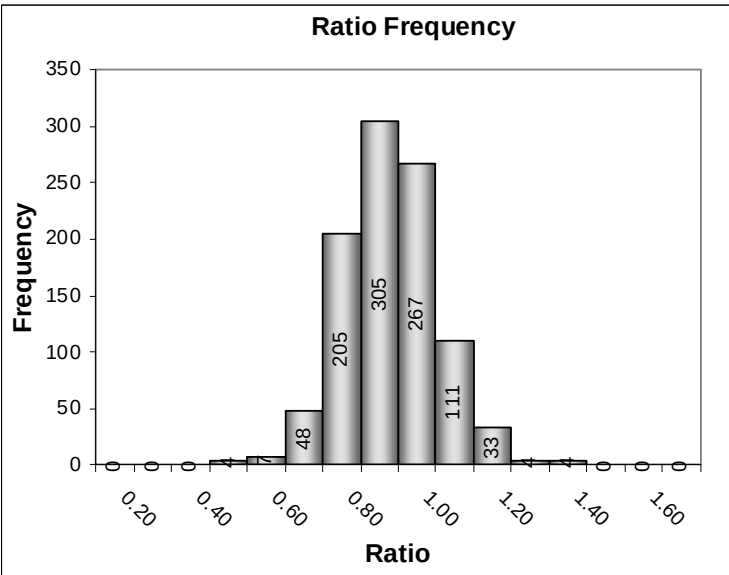
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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.
370-799	90	0.845	0.958	13.4%	0.925	0.992
800-999	173	0.893	1.013	13.5%	0.992	1.034
1000-1299	411	0.861	0.977	13.5%	0.964	0.990
1300-1699	188	0.865	0.982	13.5%	0.960	1.004
1700-1999	68	0.874	0.992	13.5%	0.959	1.026
2000-2999	52	0.873	0.991	13.5%	0.949	1.032
3000-4299	6	0.891	1.012	13.5%	0.906	1.118
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	977	0.868	0.985	13.5%	0.976	0.994
Yes	11	0.899	1.021	13.5%	0.949	1.094
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	988	0.868	0.985	13.5%	0.976	0.994
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.
1	352	0.845	0.959	13.5%	0.943	0.974
10	636	0.880	0.999	13.5%	0.988	1.009
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
715-2299	228	0.829	0.941	13.4%	0.925	0.957
2300-3999	216	0.872	0.989	13.5%	0.968	1.011
4000-4999	272	0.886	1.006	13.5%	0.990	1.022
5000-8199	272	0.875	0.993	13.5%	0.976	1.010

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 19. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 350 with increments of 50. The histogram has several bars with their frequencies labeled on top: 48 (ratio ~0.65), 205 (ratio ~0.75), 305 (ratio ~0.85), 267 (ratio ~0.95), 111 (ratio ~1.05), and 33 (ratio ~1.15). There are also very small bars at ratios ~0.55, ~0.60, ~1.20, ~1.30, and ~1.40.	
Sample size (n)	988		
Mean Assessed Value	397,000		
Mean Sales Price	457,300		
Standard Deviation AV	87,356		
Standard Deviation SP	106,873		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.879		
Median Ratio	0.873		
Weighted Mean Ratio	0.868		
UNIFORMITY			
Lowest ratio	0.461		
Highest ratio:	1.378		
Coefficient of Dispersion	11.31%		
Standard Deviation	0.125		
Coefficient of Variation	14.27%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.866		
Upper limit	0.882		
95% Confidence: Mean			
Lower limit	0.871		
Upper limit	0.887		
SAMPLE SIZE EVALUATION			
N (population size)	5515		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	988		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	512		
# ratios above mean:	476		
z:	1.145		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

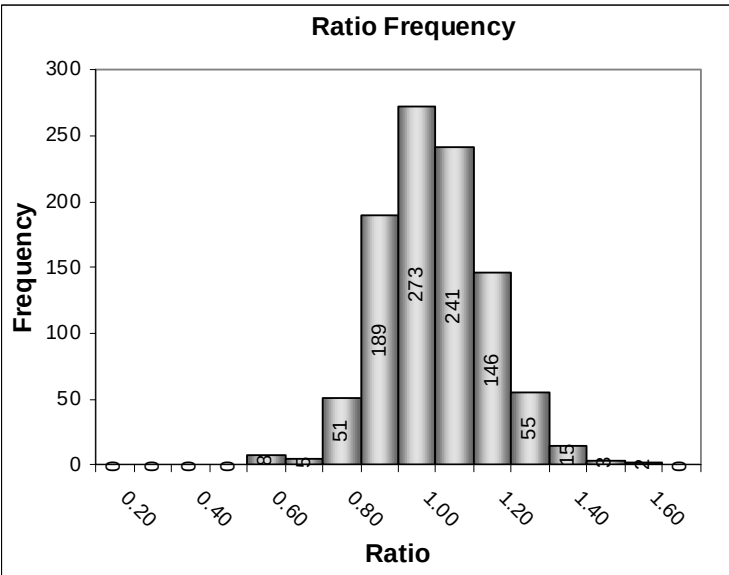
1 to 3 Unit Residences throughout area 19

COMMENTS:

1 to 3 Unit Residences throughout area 19

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2008	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007																						
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 Unit Residences in Area 19. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 300. The histogram bars are labeled with their respective frequencies: 51, 189, 273, 241, 146, 55, 15, 3, 1, 0. <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>51</td></tr><tr><td>0.70-0.80</td><td>189</td></tr><tr><td>0.80-0.90</td><td>273</td></tr><tr><td>0.90-1.00</td><td>241</td></tr><tr><td>1.00-1.10</td><td>146</td></tr><tr><td>1.10-1.20</td><td>55</td></tr><tr><td>1.20-1.30</td><td>15</td></tr><tr><td>1.30-1.40</td><td>3</td></tr><tr><td>1.40-1.50</td><td>1</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	51	0.70-0.80	189	0.80-0.90	273	0.90-1.00	241	1.00-1.10	146	1.10-1.20	55	1.20-1.30	15	1.30-1.40	3	1.40-1.50	1	1.50-1.60	0
Ratio	Frequency																								
0.60-0.70	51																								
0.70-0.80	189																								
0.80-0.90	273																								
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1.00-1.10	146																								
1.10-1.20	55																								
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Mean Assessed Value	450,500																								
Mean Sales Price	457,300																								
Standard Deviation AV	99,238																								
Standard Deviation SP	106,873																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.997																								
Median Ratio	0.992																								
Weighted Mean Ratio	0.985																								
UNIFORMITY																									
Lowest ratio	0.522																								
Highest ratio:	1.563																								
Coefficient of Dispersion	11.30%																								
Standard Deviation	0.142																								
Coefficient of Variation	14.28%																								
Price Related Differential (PRD)	1.012																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.983																								
Upper limit	1.000																								
95% Confidence: Mean																									
Lower limit	0.988																								
Upper limit	1.006																								
SAMPLE SIZE EVALUATION																									
N (population size)	5515																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.142																								
Recommended minimum:	32																								
Actual sample size:	988																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	512																								
# ratios above mean:	476																								
z:	1.145																								
Conclusion:	Normal*																								
*i.e. no evidence of non-normality																									

COMMENTS:

1 to 3 Unit Residences throughout area 19

The assessment level has been improved by application of the recommended values.

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1 to 3 Unit Residences throughout area 19

The assessment level has 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 19
(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
1	276770	0480	7/26/07	\$375,000	760	0	4	1904	2	2500	N	N	1750 NW 56TH ST
1	276760	3026	11/11/05	\$325,000	540	0	5	1905	3	2500	N	N	2017 NW 61ST ST
1	276760	3830	2/24/05	\$256,500	590	0	5	1904	4	2400	N	N	2226 NW 59TH ST
1	276760	3210	6/4/07	\$309,500	620	0	5	1900	3	2375	N	N	1736 NW 60TH ST
1	276760	3210	1/8/07	\$279,950	620	0	5	1900	3	2375	N	N	1736 NW 60TH ST
1	276760	2456	1/6/06	\$328,500	750	0	5	1910	4	3900	N	N	6111 20TH AVE NW
1	276760	3926	9/26/06	\$425,000	750	0	6	2006	3	2322	N	N	2408 NW 59TH ST
1	276760	1911	6/22/06	\$318,500	760	0	6	1900	4	2500	N	N	1749 NW 63RD ST
1	276760	1911	5/4/06	\$250,000	760	0	6	1900	4	2500	N	N	1749 NW 63RD ST
1	276770	0426	8/25/07	\$475,000	780	300	6	1936	4	2750	N	N	5617 17TH AVE NW
1	276760	3476	2/15/06	\$320,000	780	0	6	1900	3	4200	N	N	5912 20TH AVE NW
1	424290	0035	2/23/05	\$265,000	790	0	6	1910	4	2348	N	N	2717 NW 65TH ST
1	276760	3091	5/5/06	\$370,000	830	0	6	1981	3	3000	N	N	2048 NW 60TH ST
1	276760	3260	8/1/06	\$400,000	900	0	6	1902	4	4750	N	N	1543 NW 61ST ST
1	276760	3095	7/24/06	\$379,000	900	0	6	1900	5	2200	N	N	6006 22ND AVE NW
1	276760	1325	5/29/07	\$309,500	990	0	6	1908	5	2500	N	N	2239 NW 64TH ST
1	755080	1220	6/22/07	\$432,000	1020	0	6	1906	4	5000	N	N	3006 NW 60TH ST
1	276760	0405	7/27/06	\$350,000	1070	720	6	1908	4	2527	N	N	1717 NW 65TH ST
1	276760	0246	4/23/07	\$385,000	1110	0	6	1904	4	3282	N	N	2113 NW 65TH ST
1	276760	3865	6/24/06	\$425,000	1290	0	6	1907	4	2500	N	N	5912 26TH AVE NW
1	276760	0235	8/3/06	\$429,000	1370	0	6	1900	3	3900	N	N	6414 22ND AVE NW
1	424290	0295	10/30/06	\$390,000	1460	0	6	1901	4	2249	N	N	2655 A NW 63RD ST
1	276760	2895	9/9/05	\$342,000	1510	0	6	1900	5	4750	N	N	2229 NW 61ST ST
1	276760	2910	11/28/05	\$439,000	1630	0	6	1900	4	4750	N	N	2213 NW 61ST ST
1	117500	1135	12/19/06	\$450,000	620	400	7	1925	5	3395	N	N	5807 28TH AVE NW
1	867340	0023	3/27/07	\$299,000	646	0	7	1998	3	1170	N	N	2621 A NW 57TH ST
1	755080	1207	3/30/05	\$355,000	680	680	7	1925	4	1860	N	N	6011 30TH AVE NW
1	276760	4252	1/3/07	\$319,000	699	64	7	2006	3	779	N	N	5819 20TH AVE NW
1	276760	1895	5/24/05	\$317,000	770	0	7	1953	3	3800	N	N	1763 NW 63RD ST
1	755080	0015	8/17/06	\$515,000	810	600	7	1923	4	5000	N	N	2847 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	1345	8/9/06	\$450,000	860	0	7	1927	3	5000	N	N	2221 NW 64TH ST
1	276760	3320	6/20/05	\$365,500	870	0	7	1945	4	4750	N	N	1518 NW 60TH ST
1	276760	0590	4/17/06	\$380,000	910	0	7	1904	3	5000	N	N	1536 NW 64TH ST
1	276760	1950	11/21/05	\$420,000	910	0	7	1924	4	5000	N	N	1707 NW 63RD ST
1	117500	1056	10/26/06	\$529,500	910	0	7	1922	4	2903	N	N	2841 NW 60TH ST
1	755080	1070	7/17/07	\$405,000	910	0	7	1905	4	5000	N	N	3013 NW 62ND ST
1	276760	0020	3/23/07	\$410,000	940	200	7	1952	3	3599	N	N	2515 NW 65TH ST
1	755080	1120	5/7/07	\$650,000	960	300	7	1928	4	5000	N	N	3038 NW 61ST ST
1	276760	4559	6/1/07	\$455,000	960	200	7	2007	3	1312	N	N	1532 A NW 58TH ST
1	276760	4558	5/10/07	\$454,950	970	200	7	2007	3	1313	N	N	1532 B NW 58TH ST
1	276760	3455	1/10/05	\$420,000	970	750	7	1926	5	3772	N	N	1542 NW 59TH ST
1	276760	4601	8/21/06	\$397,500	1000	260	7	2006	3	1250	N	N	1537 A NW 58TH ST
1	276760	4600	6/27/06	\$419,000	1000	260	7	2006	3	1366	N	N	1539 A NW 58TH ST
1	276760	4599	8/14/06	\$419,900	1000	260	7	2006	3	1129	N	N	1539 NW 58TH ST
1	276760	1800	8/24/05	\$406,000	1000	800	7	1930	3	5000	N	N	2025 NW 63RD ST
1	276760	4401	8/18/06	\$375,000	1000	0	7	1980	3	1600	N	N	5807 17TH AVE NW
1	047600	0335	5/23/07	\$399,950	1010	70	7	2001	3	1194	N	N	2606 A NW 57TH ST
1	047600	0334	7/11/06	\$410,000	1010	70	7	2001	3	1194	N	N	2606 B NW 57TH ST
1	276760	3360	5/22/06	\$446,000	1020	0	7	1949	3	3956	N	N	1555 NW 60TH ST
1	276760	3190	9/12/05	\$330,000	1020	0	7	1900	5	4750	N	N	1716 NW 60TH ST
1	276760	4713	5/25/06	\$405,000	1030	230	7	2002	3	1375	N	N	1757 D NW 58TH ST
1	276760	0370	9/27/06	\$450,000	1030	990	7	1927	5	4700	N	N	1825 NW 65TH ST
1	755080	0065	2/16/07	\$495,000	1030	0	7	1956	3	4000	N	N	2807 NW 61ST ST
1	117500	0061	11/15/06	\$505,500	1040	0	7	1945	4	3764	N	N	3024 NW 59TH ST
1	117500	0946	2/23/06	\$366,500	1050	180	7	2001	3	1371	N	N	2813 NW 56TH ST
1	117500	0945	12/5/05	\$343,000	1050	180	7	2001	3	1374	N	N	2819 NW 56TH ST
1	117500	0090	4/27/07	\$523,000	1050	0	7	1904	4	5156	N	N	3004 NW 59TH ST
1	117500	0090	9/6/06	\$400,000	1050	0	7	1904	4	5156	N	N	3004 NW 59TH ST
1	276760	2210	9/20/07	\$475,000	1060	0	7	1905	4	4750	N	N	1510 NW 61ST ST
1	276760	0400	5/23/06	\$380,000	1060	830	7	1910	4	4548	N	N	1723 NW 65TH ST
1	047600	0332	3/31/05	\$348,000	1060	190	7	2001	3	1306	N	N	2608 B NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	3608	3/24/06	\$369,000	1080	90	7	2001	3	2500	N	N	1758 B NW 59TH ST
1	276760	0150	7/11/05	\$400,000	1080	270	7	2005	3	2053	N	N	2309 NW 65TH ST
1	276760	0151	7/15/05	\$408,500	1080	270	7	2005	3	2065	N	N	2309 NW 65TH ST
1	117500	0025	8/15/06	\$450,000	1080	0	7	1927	4	3750	N	N	3048 NW 59TH ST
1	047600	0111	2/13/07	\$434,500	1088	116	7	2007	3	1362	N	N	2641 A NW 59TH ST
1	047600	0112	2/7/07	\$435,750	1088	116	7	2007	3	1362	N	N	2641 B NW 59TH ST
1	047600	0110	1/31/07	\$398,000	1088	116	7	2007	3	1137	N	N	2643 A NW 59TH ST
1	047600	0109	2/9/07	\$394,500	1088	116	7	2007	3	1137	N	N	2643 B NW 59TH ST
1	276760	4705	9/25/07	\$432,500	1090	250	7	2007	3	1199	N	N	1761 A NW 58TH ST
1	276760	4704	9/25/07	\$410,500	1100	130	7	2007	3	1300	N	N	1761 B NE 58TH ST
1	276760	5187	3/24/05	\$350,000	1100	320	7	1999	3	1164	N	N	2446 NW 57TH ST
1	276760	5192	2/24/05	\$350,000	1100	320	7	1999	3	1141	N	N	2450 NW 57TH ST
1	276760	3576	11/21/05	\$369,950	1110	90	7	2000	3	1250	N	N	1726 B NW 59TH ST
1	276760	3605	10/4/05	\$375,000	1110	90	7	2001	3	1271	N	N	1756 B NW 59TH ST
1	117500	0030	1/25/07	\$448,000	1110	450	7	1975	3	3746	N	N	3039 NW 60TH ST
1	276760	4577	8/12/05	\$340,000	1120	100	7	1999	3	1250	N	N	1546 C NW 58TH ST
1	276760	4578	11/8/07	\$364,000	1120	100	7	1999	3	1250	N	N	1546 D NW 58TH ST
1	117500	0530	10/13/06	\$485,000	1120	0	7	1936	4	4850	N	N	2853 NW 57TH ST
1	117500	0285	12/20/05	\$405,000	1120	660	7	1906	4	6596	N	N	3055 NW 58TH ST
1	117500	0947	7/21/05	\$353,000	1130	200	7	2001	3	1354	N	N	2815 NW 56TH ST
1	276760	4749	8/23/05	\$364,000	1140	240	7	2003	3	1275	N	N	1717 B NW 58TH ST
1	276760	5188	10/19/06	\$400,000	1140	320	7	1999	3	1164	N	N	2448 NW 57TH ST
1	755080	1215	4/8/05	\$428,000	1140	350	7	1945	4	5000	N	N	6003 30TH AVE NW
1	276770	1719	11/16/05	\$360,900	1150	310	7	2001	3	1098	N	N	1535 NW 51ST ST
1	276770	1718	11/10/05	\$365,000	1150	310	7	2001	3	1097	N	N	1537 NW 51ST ST
1	276760	4706	8/27/07	\$449,900	1170	270	7	2007	3	1250	N	N	1763 A NW 58TH ST
1	276760	4707	10/26/07	\$429,500	1170	270	7	2007	3	1249	N	N	1763 B NW 58TH ST
1	276760	3355	6/28/05	\$368,000	1170	0	7	1945	4	3510	N	N	6006 17TH AVE NW
1	276760	4346	8/22/07	\$454,950	1180	250	7	2007	3	1204	N	N	1749 NW 59TH ST
1	276760	4348	11/28/07	\$430,000	1180	250	7	2007	3	1222	N	N	1749 NW 59TH ST
1	276760	2055	12/5/05	\$379,950	1180	0	7	1980	4	5000	N	N	1533 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	4347	8/22/07	\$457,000	1180	250	7	2007	3	1270	N	N	1751 B NW 59TH ST
1	047600	0255	8/18/06	\$489,000	1180	0	7	1929	4	3750	N	N	2649 NW 58TH ST
1	117500	0770	5/23/07	\$590,000	1190	0	7	1918	4	3783	N	N	3052 NW 56TH ST
1	117500	0770	3/22/06	\$465,000	1190	0	7	1918	4	3783	N	N	3052 NW 56TH ST
1	276760	3230	6/1/05	\$350,000	1200	0	7	1912	4	4750	N	N	1756 NW 60TH ST
1	117500	0690	8/14/05	\$451,000	1220	340	7	1918	4	4850	Y	N	3031 NW 57TH ST
1	276760	1660	7/10/07	\$510,650	1240	0	7	1912	4	5000	N	N	2249 NW 63RD ST
1	117500	0475	5/25/07	\$566,500	1240	0	7	1915	4	4850	N	N	2814 NW 57TH ST
1	755080	0090	9/7/06	\$354,050	1240	0	7	1900	5	5000	N	N	2816 NW 60TH ST
1	276770	0023	1/10/06	\$399,950	1250	270	7	2000	3	1300	N	N	2427 B NW 57TH ST
1	276770	0024	12/7/05	\$399,950	1250	270	7	2000	3	1300	N	N	2429 A NW 57TH ST
1	276770	0026	12/21/06	\$440,000	1250	270	7	2000	3	1500	N	N	2429 B NW 57TH ST
1	276760	4560	5/1/07	\$459,950	1260	140	7	2007	3	1162	N	N	1534 B NW 58TH ST
1	117500	0130	10/28/05	\$449,950	1260	700	7	1922	4	3741	Y	N	2844 NW 59TH ST
1	276760	4212	1/18/07	\$389,000	1261	0	7	2006	3	1131	N	N	2045 B NW 59TH ST
1	276760	3490	10/25/05	\$450,000	1270	0	7	1915	4	5000	N	N	1757 NW 60TH ST
1	117500	0059	7/6/06	\$447,500	1280	0	7	1945	3	3764	N	N	3023 NW 60TH ST
1	755080	0705	8/16/05	\$471,250	1280	170	7	1930	4	5000	N	N	3038 NW 64TH ST
1	276760	0510	5/24/07	\$485,000	1290	0	7	1945	3	5335	N	N	1603 NW 65TH ST
1	276760	3505	4/19/07	\$415,000	1290	0	7	1944	3	5000	N	N	1741 NW 60TH ST
1	276760	2475	1/19/06	\$385,750	1290	0	7	1944	3	5000	N	N	2008 NW 61ST ST
1	276760	1850	4/19/07	\$435,000	1290	0	7	1945	3	5000	N	N	2018 NW 62ND ST
1	424290	0009	1/12/06	\$415,000	1290	480	7	1996	3	2014	N	N	2761 NW 65TH ST
1	276770	1525	4/11/07	\$487,500	1296	0	7	2006	3	1935	N	N	1506 A NW 52ND ST
1	276770	1526	4/26/07	\$399,950	1296	0	7	2006	3	715	N	N	1506 B NW 52ND ST
1	276770	1527	3/20/07	\$395,000	1296	0	7	2006	3	778	N	N	1506 NW 52ND ST
1	276770	1528	4/16/07	\$399,950	1296	0	7	2006	3	840	N	N	1508 NW 52ND ST
1	276760	4561	5/10/07	\$443,000	1300	280	7	2007	3	1197	N	N	1534 A NW 58TH ST
1	047700	0040	4/18/05	\$430,500	1300	150	7	1900	4	3795	N	N	2641 NW 60TH ST
1	424290	0021	8/22/05	\$362,000	1300	0	7	1995	3	2261	N	N	2757 NW 65TH ST
1	276760	2240	2/28/07	\$460,000	1310	100	7	1910	3	4750	N	N	1542 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	755080	0320	2/22/06	\$451,000	1330	680	7	1905	5	5000	N	N	2800 NW 62ND ST
1	276760	3755	5/20/05	\$430,000	1350	0	7	1910	3	4700	N	N	2247 NW 60TH ST
1	276760	3365	5/2/07	\$515,000	1360	0	7	1928	4	3772	N	N	1547 NW 60TH ST
1	276760	3365	4/28/05	\$415,000	1360	0	7	1928	4	3772	N	N	1547 NW 60TH ST
1	117500	0120	7/24/07	\$581,000	1360	0	7	1929	5	3572	N	N	2849 NW 60TH ST
1	424290	0171	6/13/06	\$385,000	1370	0	7	1993	3	2350	N	N	2647 NW 64TH ST
1	424290	0170	12/20/05	\$370,000	1370	0	7	1993	3	2350	N	N	2649 NW 64TH ST
1	755080	0625	12/20/05	\$370,000	1370	0	7	1908	4	4850	N	N	3043 NW 65TH ST
1	276760	3465	10/10/05	\$445,000	1380	0	7	1926	4	3772	N	N	1550 NW 59TH ST
1	276760	2900	4/13/06	\$525,000	1380	680	7	1917	4	4750	N	N	2223 NW 61ST ST
1	117500	0780	5/16/06	\$411,000	1400	800	7	1918	5	3783	N	N	3056 NW 56TH ST
1	276760	1691	2/26/07	\$509,000	1430	480	7	2004	3	2151	N	N	2219 NW 63RD ST
1	755080	0381	6/18/07	\$555,000	1430	310	7	1905	4	3375	N	N	6312 30TH AVE NW
1	276760	4215	8/26/05	\$575,000	1436	0	7	2006	3	1367	N	N	2043 B NW 59TH ST
1	276760	1740	6/14/07	\$530,000	1440	0	7	1912	5	5000	N	N	2232 NW 62ND ST
1	755080	0975	11/13/06	\$508,500	1440	0	7	1907	4	5000	N	N	3036 NW 62ND ST
1	755130	0020	6/27/05	\$362,500	1470	1150	7	1913	4	3699	N	N	2809 NW 65TH ST
1	276760	0320	8/1/06	\$554,000	1480	840	7	1926	4	2846	N	N	2030 NW 64TH ST
1	755080	0110	3/6/06	\$430,000	1490	0	7	1900	5	5000	N	N	2832 NW 60TH ST
1	276760	1507	8/11/06	\$570,000	1500	570	7	2001	3	2732	N	N	2420 NW 63RD ST
1	276760	2330	6/22/07	\$545,000	1520	0	7	1904	4	4650	N	N	1702 NW 61ST ST
1	276760	2330	5/6/05	\$409,950	1520	0	7	1904	4	4650	N	N	1702 NW 61ST ST
1	755130	0010	11/29/07	\$578,000	1520	0	7	1900	4	4648	N	N	2817 NW 65TH ST
1	755130	0010	6/25/07	\$445,000	1520	0	7	1900	4	4648	N	N	2817 NW 65TH ST
1	755080	0995	12/13/07	\$591,000	1520	0	7	1910	4	3250	N	N	6208 32ND AVE NW
1	276760	2510	6/8/05	\$478,000	1530	0	7	1917	4	5000	N	N	2042 NW 61ST ST
1	755080	1190	5/8/06	\$557,000	1530	0	7	1931	5	5000	N	N	3021 NW 61ST ST
1	755080	0135	5/25/06	\$387,000	1570	0	7	1960	3	5000	N	N	2856 NW 60TH ST
1	047700	0025	6/22/06	\$371,000	1600	150	7	1977	3	2487	N	N	2629 NW 60TH ST
1	755080	1245	1/10/06	\$499,000	1650	0	7	1908	4	5000	N	N	3026 NW 60TH ST
1	276760	3925	6/27/07	\$559,000	1680	840	7	1910	4	2678	N	N	2406 NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	2285	3/2/05	\$363,500	1700	0	7	1906	3	4650	N	N	1743 NW 62ND ST
1	276760	2986	8/23/06	\$500,000	1730	540	7	1910	3	4150	N	N	2049 NW 61ST ST
1	276760	1995	3/5/07	\$505,000	1740	0	7	1904	4	5000	N	N	1738 NW 62ND ST
1	276760	3285	2/20/06	\$431,000	1750	0	7	1977	3	4750	N	N	1517 NW 61ST ST
1	117500	0430	11/28/06	\$405,000	1840	0	7	1905	2	4850	N	N	2835 NW 58TH ST
1	117500	0210	10/5/05	\$521,000	1900	200	7	1905	4	4850	N	N	3027 NW 59TH ST
1	276760	1405	9/12/05	\$475,000	1930	0	7	1913	4	5000	N	N	2236 NW 63RD ST
1	276760	3290	6/28/05	\$385,000	1940	0	7	1902	4	4750	N	N	1515 NW 61ST ST
1	276760	2995	10/24/07	\$528,000	1960	0	7	1900	4	5000	N	N	2045 NW 61ST ST
1	276760	2995	5/13/05	\$412,200	1960	0	7	1900	4	5000	N	N	2045 NW 61ST ST
1	276760	2875	8/2/05	\$526,500	1980	0	7	1901	4	4750	N	N	2249 NW 61ST ST
1	276760	3495	5/18/05	\$479,900	1990	0	7	1918	4	5000	N	N	1751 NW 60TH ST
1	276760	3055	3/29/06	\$515,000	2000	0	7	1900	5	5000	N	N	2014 NW 60TH ST
1	117500	1165	10/25/06	\$650,000	2040	0	7	1904	4	4850	N	N	2828 NW 58TH ST
1	276760	3330	4/11/05	\$501,000	2160	0	7	1909	4	4750	N	N	1526 NW 60TH ST
1	117500	0525	4/24/07	\$580,000	2200	0	7	1901	4	4850	Y	N	2859 NW 57TH ST
1	276760	0500	2/27/06	\$490,600	2230	1010	7	1903	5	3822	N	N	6416 17TH AVE NW
1	276770	0770	2/26/07	\$660,000	2260	240	7	1910	2	4750	N	N	1727 NW 56TH ST
1	276760	1296	6/13/05	\$530,000	2800	0	7	1975	3	3750	N	N	6302 22ND AVE NW
1	276760	0236	9/20/05	\$489,000	3190	0	7	1979	4	4734	N	N	6416 22ND AVE NW
1	047600	0016	4/9/07	\$495,000	940	460	8	2006	3	958	N	N	2650 A NW 59TH ST
1	047600	0015	4/10/07	\$455,000	940	460	8	2006	3	988	N	N	2650 B NW 59TH ST
1	047600	0018	4/9/07	\$505,000	940	460	8	2006	3	1518	N	N	2652 A NW 59TH ST
1	047600	0017	4/9/07	\$495,000	940	460	8	2006	3	1512	N	N	2652 B NW 59TH ST
1	117500	0902	1/5/06	\$400,000	940	230	8	2004	3	1862	N	N	5514 30TH AVE NW
1	276760	0403	5/17/06	\$325,000	980	0	8	2006	3	1343	N	N	1719 A NW 65TH ST
1	276760	0404	5/23/06	\$325,000	980	0	8	2006	3	1151	N	N	1719 B NW 65TH ST
1	276760	3826	6/20/06	\$395,000	1000	195	8	2006	3	1251	N	N	2220 A NW 59TH ST
1	276760	3827	7/10/06	\$395,000	1000	195	8	2006	3	1252	N	N	2220 B NW 59TH ST
1	276760	3824	8/30/06	\$403,000	1000	240	8	2006	3	1249	N	N	2222 B NW 59TH ST
1	276760	2975	6/12/05	\$356,108	1000	200	8	2005	3	1188	N	N	2250 A NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	2973	6/12/05	\$345,075	1000	100	8	2005	3	1187	N	N	2252 A NW 60TH ST
1	047600	0319	5/25/07	\$439,000	1010	400	8	2007	3	1217	N	N	2622 B NW 57TH ST
1	276760	3614	3/2/07	\$435,123	1019	75	8	2007	3	1198	N	N	1766 B NW 59TH ST
1	276760	4613	7/17/07	\$404,950	1020	70	8	2000	3	1189	N	N	1529 D NW 58TH ST
1	047600	0236	6/12/05	\$332,500	1030	105	8	2005	3	1217	N	N	2639 A NW 58TH ST
1	047600	0320	5/25/07	\$470,000	1038	200	8	2007	3	1157	N	N	2622 A NW 57TH ST
1	276760	4069	5/25/06	\$377,300	1040	85	8	2006	3	1173	N	N	2440 A NW 58TH ST
1	276760	4070	5/1/06	\$385,000	1040	85	8	2006	3	1174	N	N	2440 B NW 58TH ST
1	117500	0941	10/5/06	\$414,950	1040	150	8	2004	3	1416	N	N	2821 A NW 56TH ST
1	117500	0940	5/26/05	\$335,950	1040	150	8	2004	3	1420	N	N	2825 NW 56TH ST
1	047600	0101	2/15/05	\$336,000	1060	170	8	2002	3	1337	N	N	23633 A NW 59TH ST
1	047600	0067	7/18/07	\$440,839	1060	270	8	1999	3	1312	N	N	2601 NW BRYGGER PL
1	047600	0065	12/28/05	\$389,900	1060	270	8	1999	3	1187	N	N	2602 A NW 59TH ST
1	047600	0068	6/7/05	\$352,000	1060	270	8	1999	3	1312	N	N	2603 NW BRYGGER PL
1	047600	0100	4/23/07	\$419,000	1060	170	8	2002	3	1100	N	N	2631 B NW 59TH ST
1	047600	0238	6/12/05	\$349,830	1060	200	8	2005	3	1313	N	N	2637 A NW 58TH ST
1	047600	0152	7/11/06	\$433,364	1070	120	8	2006	3	1203	N	N	2646 B NW 58TH ST
1	276760	2972	6/12/05	\$353,298	1070	200	8	2005	3	1187	N	N	2252 B NW 60TH ST
1	867340	0059	3/21/06	\$379,900	1070	0	8	2005	3	1190	N	N	5612 28TH AVE NW
1	867340	0061	3/24/06	\$349,950	1070	0	8	2005	3	877	N	N	5614 28TH AVE NW
1	867340	0062	3/26/06	\$359,950	1070	0	8	2005	3	1089	N	N	5616 28TH AVE NW
1	276760	3613	3/19/07	\$449,950	1073	201	8	2007	3	1332	N	N	1768 A NW 59TH ST
1	047600	0322	6/11/07	\$475,000	1080	210	8	2007	3	1313	N	N	2620 A NW 57TH ST
1	047600	0321	6/1/07	\$469,950	1080	210	8	2007	3	1313	N	N	2620 B NW 57TH ST
1	047600	0237	6/12/05	\$341,190	1080	200	8	2005	3	1313	N	N	2637 B NW 58TH ST
1	047600	0235	6/12/05	\$343,499	1080	200	8	2005	3	1158	N	N	2639 B NW 58TH ST
1	276760	3615	3/24/07	\$459,950	1089	201	8	2007	3	1137	N	N	1766 A NW 59TH ST
1	276760	3612	4/10/07	\$457,950	1089	201	8	2007	3	1334	N	N	1768 B NW 59TH ST
1	867340	0044	6/27/07	\$439,000	1090	240	8	2001	3	1188	N	N	2643 A NW 57TH ST
1	117500	0942	4/13/06	\$419,950	1090	200	8	2004	3	1308	N	N	2821 B NW 56TH ST
1	047600	0331	8/18/05	\$365,891	1100	200	8	2005	3	1187	N	N	2612 A NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	047600	0329	8/23/05	\$354,658	1100	200	8	2005	3	1313	N	N	2614 A NW 57TH ST
1	867340	0085	7/26/07	\$400,000	1100	130	8	2001	3	1259	N	N	2646 A NW 56TH ST
1	867340	0086	5/10/06	\$399,000	1100	170	8	2001	3	1180	N	N	2646 B NW 56TH ST
1	867340	0088	6/20/05	\$373,000	1100	170	8	2001	3	1165	N	N	2646 D NW 56TH ST
1	867340	0080	8/17/05	\$407,000	1100	260	8	2002	3	1250	N	N	2652 NW 56TH ST
1	047600	0077	10/20/06	\$420,000	1110	200	8	2003	3	1304	N	N	2609 B NW 59TH ST
1	047600	0224	11/18/05	\$415,000	1110	200	8	2003	3	1109	N	N	2625 A NW 58TH ST
1	047600	0225	9/27/05	\$380,000	1110	120	8	2003	3	1266	N	N	2625 B NW 58TH ST
1	047600	0227	5/4/06	\$419,000	1110	200	8	2003	3	1339	N	N	2627 B NW 58TH ST
1	867340	0032	7/11/06	\$440,000	1120	200	8	2006	3	1131	N	N	2629 NW 57TH ST
1	867340	0033	8/9/06	\$439,950	1120	200	8	2006	3	1131	N	N	2629 A NW 57TH ST
1	867340	0169	12/8/06	\$439,950	1120	230	8	2006	3	1188	N	N	2639 A NW 56TH ST
1	867340	0176	1/30/07	\$439,950	1120	230	8	2006	3	1188	N	N	2643 A NW 56TH ST
1	047600	0154	8/18/06	\$429,000	1120	220	8	2006	3	1295	N	N	2644 B NW 58TH ST
1	047600	0155	7/11/06	\$440,000	1120	220	8	2006	3	1295	N	N	2644 B NW 58TH ST
1	276760	3591	12/4/06	\$392,500	1120	200	8	2006	3	1310	N	N	1738 A NW 59TH ST
1	276760	3590	11/6/06	\$392,950	1120	200	8	2006	3	1308	N	N	1738 B NW 59TH ST
1	276760	3587	12/5/06	\$392,950	1120	200	8	2006	3	1308	N	N	1740 C NW 59TH ST
1	276760	3588	12/4/06	\$392,950	1120	200	8	2006	3	1308	N	N	1740 D NW 59TH ST
1	276760	3932	9/22/05	\$414,000	1120	190	8	2004	3	1305	N	N	2410 A NW 59TH ST
1	047600	0330	8/19/05	\$361,918	1120	200	8	2005	3	1187	N	N	2612 B NW 57TH ST
1	047600	0328	8/19/05	\$366,533	1120	200	8	2005	3	1313	N	N	2614 B NW 57TH ST
1	047600	0326	7/28/05	\$375,000	1120	190	8	2005	3	1306	N	N	2616 A NW 57TH ST
1	047600	0327	7/6/05	\$362,500	1120	190	8	2005	3	1306	N	N	2616 B NW 57TH ST
1	867340	0038	7/12/06	\$439,950	1120	200	8	2006	3	1131	N	N	2633 A NW 57TH ST
1	867340	0037	6/14/06	\$444,078	1120	200	8	2006	3	1131	N	N	2633 B NW 57TH ST
1	867340	0049	5/4/05	\$350,000	1120	200	8	2001	3	1163	N	N	2639 A NW 57TH ST
1	867340	0170	1/18/07	\$444,950	1120	230	8	2006	3	1188	N	N	2639 B NW 56TH ST
1	867340	0051	5/14/07	\$497,900	1120	200	8	2001	3	1163	N	N	2639 B NW 57TH ST
1	867340	0047	4/19/07	\$439,900	1120	200	8	2001	3	1163	N	N	2641 A NW 57TH ST
1	867340	0047	7/1/05	\$350,000	1120	200	8	2001	3	1163	N	N	2641 A NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	867340	0175	12/8/06	\$439,950	1120	230	8	2006	3	1188	N	N	2641 NW 56TH ST
1	867340	0052	3/26/07	\$445,000	1120	250	8	2003	3	1193	N	N	2645 A NW 57TH ST
1	867340	0050	7/12/05	\$372,500	1120	250	8	2003	3	1193	N	N	2645 B NW 57TH ST
1	047600	0153	8/14/06	\$407,391	1120	220	8	2006	3	1203	N	N	2646 A NW 58TH ST
1	867340	0056	5/21/07	\$455,000	1120	250	8	2003	3	1193	N	N	2651 A NW 57TH ST
1	867340	0055	6/7/07	\$455,000	1120	250	8	2003	3	1193	N	N	2651 B NW 57TH ST
1	276760	3585	10/6/06	\$439,000	1130	230	8	2006	3	1197	N	N	1736 A NW 59TH ST
1	276760	3589	10/19/06	\$447,000	1130	230	8	2006	3	1196	N	N	1736 B NW 59TH ST
1	276760	3584	11/6/06	\$425,000	1130	230	8	2006	3	1199	N	N	1740 A NW 59TH ST
1	867340	0035	6/14/06	\$439,950	1140	230	8	2006	3	1219	N	N	2635 B NW 57TH ST
1	867340	0140	5/18/05	\$349,950	1140	250	8	2005	3	1221	N	N	2609 A NW 56TH ST
1	047600	0324	7/18/05	\$365,000	1140	230	8	2005	3	1194	N	N	2618 A NW 57TH ST
1	047600	0325	7/14/05	\$354,950	1140	230	8	2005	3	1194	N	N	2618 B NW 57TH ST
1	867340	0157	7/28/06	\$400,000	1140	240	8	2001	3	1215	N	N	2621 B NW 56TH ST
1	867340	0162	8/22/07	\$430,000	1140	260	8	2001	3	1140	N	N	2623 A NW 56TH ST
1	867340	0031	6/14/06	\$439,950	1140	230	8	2006	3	1219	N	N	2627 A NW 57TH ST
1	867340	0030	6/14/06	\$439,950	1140	230	8	2006	3	1219	N	N	2627 NW 57TH ST
1	867340	0167	4/30/07	\$444,000	1140	260	8	2001	3	1128	N	N	2631 B NW 56TH ST
1	867340	0165	4/25/06	\$395,000	1140	240	8	2001	3	1196	N	N	2633 B NW 56TH ST
1	867340	0036	6/14/06	\$439,950	1140	230	8	2006	3	1219	N	N	2635 A NW 57TH ST
1	867340	0136	12/24/07	\$405,000	1140	250	8	2005	3	1222	N	N	5517 26TH AVE NW
1	867340	0136	6/28/05	\$348,000	1140	250	8	2005	3	1222	N	N	5517 26TH AVE NW
1	867340	0135	9/4/07	\$440,000	1140	250	8	2005	3	1222	N	N	5519 26TH AVE NW
1	867340	0135	6/8/05	\$344,950	1140	250	8	2005	3	1222	N	N	5519 26TH AVE NW
1	276760	4651	8/11/07	\$425,000	1160	250	8	2002	3	1237	N	N	1512 A NW 57TH ST
1	276760	4650	11/29/07	\$394,950	1160	250	8	2002	3	1237	N	N	1512 B NW 57TH ST
1	047600	0212	12/5/05	\$409,950	1160	220	8	2005	3	1082	N	N	2613 A NW 58TH ST
1	047600	0211	12/8/05	\$399,950	1160	120	8	2005	3	1293	N	N	2613 B NW 58TH ST
1	047600	0210	12/5/05	\$409,950	1160	220	8	2005	3	1338	N	N	2615 A NW 58TH ST
1	047600	0213	8/8/07	\$445,000	1160	215	8	2005	3	1286	N	N	2615 B NW 58TH ST
1	047600	0213	12/14/05	\$409,950	1160	215	8	2005	3	1286	N	N	2615 B NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	117500	0593	2/24/05	\$349,000	1180	320	8	1999	3	1136	N	N	2804 NW 56TH ST
1	117500	0594	5/8/06	\$424,950	1190	350	8	1998	3	1313	N	N	5603 28TH AVE NW
1	276770	1418	4/26/07	\$379,500	1192	0	8	2007	3	1037	N	N	1516 B NW 53RD ST
1	276770	1417	2/23/07	\$384,500	1192	0	8	2007	3	1413	N	N	1516 B NW 53RD ST
1	276760	4068	4/26/06	\$455,000	1200	310	8	2006	3	1126	N	N	2442 A NW 58TH ST
1	276760	4652	8/14/06	\$399,950	1200	260	8	2002	3	1262	N	N	1512 D NW 57TH ST
1	276760	4067	5/10/06	\$456,500	1200	310	8	2006	3	1125	N	N	2442 B NW 58TH ST
1	047600	0073	12/8/06	\$430,000	1200	330	8	1999	3	1188	N	N	2603 NW 59TH ST
1	755080	0100	6/6/07	\$549,900	1210	710	8	1989	3	5000	N	N	2824 NW 60TH ST
1	755080	0100	12/6/05	\$475,000	1210	710	8	1989	3	5000	N	N	2824 NW 60TH ST
1	276760	5111	10/23/06	\$449,000	1240	260	8	2006	3	1179	N	N	2427 A NW 58TH ST
1	276760	5112	10/10/06	\$446,000	1240	260	8	2006	3	1223	N	N	2429 A NW 58TH ST
1	276760	5113	10/10/07	\$459,950	1240	260	8	2006	3	1273	N	N	2429 B NW 58TH ST
1	276760	5113	9/25/06	\$440,000	1240	260	8	2006	3	1273	N	N	2429 B NW 58TH ST
1	276760	3167	7/12/06	\$529,950	1240	370	8	2004	3	2080	N	N	1707 NW 61ST ST
1	276760	5110	8/30/06	\$415,000	1240	150	8	2006	3	1323	N	N	2427 B NW 58TH ST
1	755130	0041	11/14/07	\$615,000	1240	680	8	1958	5	5000	N	N	2816 NW 64TH ST
1	276760	1006	1/24/06	\$389,000	1250	0	8	2005	3	1606	N	N	1526 NW 63RD ST
1	276760	1007	1/13/06	\$399,500	1250	0	8	2005	3	1495	N	N	1528 NW 63RD ST
1	276760	1008	1/26/06	\$399,500	1250	0	8	2005	3	1763	N	N	1530 NW 63RD ST
1	276760	1005	1/4/06	\$402,000	1250	0	8	2005	3	1768	N	N	1532 NE 63RD ST
1	276770	1415	2/22/07	\$384,500	1270	0	8	2007	3	1516	N	N	1514 A NW 53RD ST
1	276770	1415	6/7/05	\$379,000	1270	0	8	2007	3	1516	N	N	1514 A NW 53RD ST
1	276770	1416	2/21/07	\$384,500	1270	0	8	2007	3	1032	N	N	1514 B NW 53RD ST
1	755080	1140	3/15/07	\$555,000	1280	380	8	1945	5	4850	N	N	6012 32ND AVE NW
1	276760	2630	7/11/06	\$495,000	1290	0	8	1929	3	3500	N	N	2246 NW 61ST ST
1	276760	3751	3/15/05	\$366,500	1320	0	8	2004	3	899	N	N	2251 C NW 60TH ST
1	276760	3752	3/23/05	\$365,000	1320	0	8	2004	3	902	N	N	2251 NW 60TH ST
1	276760	3753	4/9/07	\$489,000	1320	0	8	2004	3	1878	N	N	2251 A NW 60TH ST
1	276760	3753	2/22/05	\$369,000	1320	0	8	2004	3	1878	N	N	2251 A NW 60TH ST
1	117500	0598	10/22/07	\$440,000	1350	0	8	2007	3	1194	N	N	2810 B NW 56TH ST

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Area 19
(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
1	117500	0596	7/24/07	\$450,000	1357	0	8	2007	3	1227	N	N	2808 B NW 56TH ST
1	424290	0036	1/20/05	\$389,400	1390	0	8	2004	3	2176	N	N	2719 NW 65TH ST
1	867340	0071	5/31/07	\$524,950	1400	350	8	2002	3	1705	N	N	5606 28TH AVE NW
1	755080	1130	6/6/07	\$700,000	1420	750	8	1905	5	5000	N	N	3046 NW 61ST ST
1	755080	0260	6/24/05	\$490,000	1470	0	8	1951	4	5000	N	N	2857 NW 63RD ST
1	276760	1375	10/11/05	\$460,000	1500	0	8	2002	3	2500	N	N	2206 NW 63RD ST
1	867340	0172	12/8/06	\$469,950	1530	200	8	2006	3	1074	N	N	2637 A NW 56TH ST
1	867340	0171	12/8/06	\$469,950	1530	200	8	2006	3	1054	N	N	2637 B NW 56TH ST
1	867340	0177	12/8/06	\$469,950	1530	200	8	2006	3	1074	N	N	2641 A NW 56TH ST
1	867340	0178	12/8/06	\$469,950	1530	200	8	2006	3	1054	N	N	2641 B NW 56TH ST
1	276760	3450	11/21/06	\$640,000	1540	0	8	2006	3	1917	N	N	1540 NW 59TH ST
1	276760	3251	11/16/06	\$444,000	1550	0	8	2003	3	1688	N	N	1551 NW 61ST ST
1	276760	3240	4/5/07	\$571,000	1580	600	8	1921	4	4750	N	N	1766 NW 60TH ST
1	117500	0655	6/30/05	\$449,900	1640	0	8	1910	5	4268	Y	N	3055 NW 57TH ST
1	276760	1891	7/7/05	\$450,000	1640	0	8	1953	3	4800	N	N	6210 20TH AVE NW
1	867340	0192	2/14/07	\$449,500	1650	0	8	2004	3	1533	Y	N	5512 28TH AVE NW
1	276760	3182	2/24/05	\$389,995	1710	0	8	1998	3	2435	N	N	1706 NW 60TH ST
1	276760	2495	5/16/07	\$620,000	1710	800	8	1961	3	5000	N	N	2028 NW 61ST ST
1	276760	0514	12/5/06	\$435,000	1720	0	8	2006	3	2175	N	N	1539 NW 65TH ST
1	276760	0515	11/22/06	\$440,000	1720	0	8	2006	3	2252	N	N	1539 NW 65TH ST
1	047700	0020	2/12/07	\$658,000	1730	0	8	2001	3	3118	N	N	2625 NW 60TH ST
1	867340	0060	3/17/06	\$549,950	1750	1060	8	2006	3	3422	N	N	2659 NW 57TH ST
1	276760	2890	8/24/07	\$564,000	1760	0	8	1998	3	2375	N	N	2235 NW 61ST ST
1	276760	2105	7/27/05	\$634,500	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
1	276760	1085	5/22/07	\$641,000	1780	950	8	1962	3	5000	N	N	1721 NW 64TH ST
1	276760	1075	8/3/06	\$684,000	1780	950	8	1965	3	5000	N	N	1731 NW 64TH ST
1	276760	1965	4/11/07	\$784,000	1800	1080	8	1975	3	5000	N	N	1704 NW 62ND ST
1	276760	2620	5/21/07	\$809,390	1810	940	8	1968	3	5000	N	N	2236 NW 61ST ST
1	276760	3665	8/29/07	\$800,000	1920	940	8	1967	3	5000	N	N	2013 NW 60TH ST
1	276760	4503	9/21/05	\$500,000	1970	0	8	2005	3	2076	N	N	1521 NW 59TH ST
1	276760	2170	1/9/06	\$484,960	1980	0	8	2006	3	2375	N	N	1529 NW 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
1	276760	3477	10/4/06	\$595,000	1990	0	8	2006	3	2022	N	N	1769 60TH AVE NE
1	276760	2834	4/4/07	\$589,950	1990	0	8	2006	3	2324	N	N	2426 NW 60TH ST
1	276760	2835	4/3/07	\$589,950	2010	0	8	2006	3	2324	N	N	2426 NW 60TH ST
1	276760	2168	1/5/06	\$484,940	2050	0	8	2006	3	2375	N	N	1527 NW 62ND ST
1	276760	4505	9/21/05	\$500,000	2100	0	8	2005	3	2423	N	N	1523 NW 59TH ST
1	276760	1830	4/28/05	\$660,000	4240	0	8	1972	3	6400	N	N	6201 20TH AVE NW
1	117500	0725	7/20/06	\$625,000	1900	0	9	2005	3	2613	Y	N	5605 30TH AVE NW
1	117500	0724	12/8/06	\$565,000	1910	0	9	2005	3	1782	Y	N	3002 NW 56TH ST
1	117500	0723	7/20/06	\$600,000	1910	0	9	2005	3	2198	Y	N	3004 NE 56TH ST
1	276760	0321	12/11/06	\$585,000	2080	0	9	2006	3	2148	N	N	2028 NW 64TH ST
1	276760	2356	12/14/06	\$597,500	2140	0	9	2005	3	2278	N	N	1726 NW 61ST ST
1	276760	2356	12/5/05	\$562,500	2140	0	9	2005	3	2278	N	N	1726 NW 61ST ST
10	285610	1479	11/3/05	\$223,500	370	0	5	1923	5	1801	N	N	2508 NW 67TH ST
10	330070	0405	9/19/05	\$264,900	540	0	5	1942	4	4000	N	N	8738 18TH AVE NW
10	751850	2915	2/23/07	\$350,000	630	0	5	1908	3	5296	N	N	7344 19TH AVE NW
10	751850	2915	12/8/06	\$325,000	630	0	5	1908	3	5296	N	N	7344 19TH AVE NW
10	330070	0550	7/23/07	\$295,000	690	0	5	1942	3	4000	N	N	8742 17TH AVE NW
10	330070	1260	5/12/05	\$311,000	700	0	5	1918	4	4000	N	N	8517 17TH AVE NW
10	751850	3880	3/14/05	\$267,500	740	0	5	1900	3	5100	N	N	6559 19TH AVE NW
10	285610	0435	4/27/06	\$280,000	770	0	5	1909	4	2550	N	N	6530 26TH AVE NW
10	751850	5510	7/10/06	\$395,000	820	0	5	1907	5	2550	N	N	6541 21ST AVE NW
10	916510	0055	11/4/05	\$325,000	820	0	5	1913	4	4360	N	N	7340 27TH AVE NW
10	285610	0456	4/16/07	\$375,000	940	0	5	1900	4	5610	N	N	6518 26TH AVE NW
10	285610	0440	8/23/06	\$379,000	940	0	5	1902	4	2550	N	N	6528 26TH AVE NW
10	285610	0591	12/14/07	\$359,150	1090	0	5	1900	4	3825	N	N	6547 26TH AVE NW
10	285610	0591	12/9/05	\$275,000	1090	0	5	1900	4	3825	N	N	6547 26TH AVE NW
10	330070	0360	6/13/06	\$380,000	1280	0	5	1940	4	4000	N	N	1807 NW 89TH ST
10	330070	1195	2/2/06	\$340,000	510	0	6	1929	3	4000	N	N	8530 18TH AVE NW
10	330070	0333	4/27/05	\$310,000	520	0	6	1941	3	6000	N	N	8731 18TH AVE NW
10	330070	0710	11/27/06	\$280,000	520	0	6	1917	4	4000	N	N	8746 16TH AVE NW
10	123200	0775	12/12/06	\$304,900	580	580	6	1925	5	1861	N	N	1611 NW 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	7481	11/2/06	\$328,000	580	0	6	1949	3	3380	N	N	2302 NW 67TH ST
10	369390	0515	10/8/07	\$422,500	580	0	6	1908	3	5000	N	N	2811 NW 70TH ST
10	123200	1885	5/24/06	\$375,000	590	310	6	1927	4	3840	N	N	7540 20TH AVE NW
10	285610	0610	6/15/07	\$380,000	620	0	6	1927	3	5100	N	N	6533 26TH AVE NW
10	123200	1870	4/25/06	\$302,000	640	0	6	1943	3	3840	N	N	7552 20TH AVE NW
10	330070	1350	6/20/06	\$360,500	640	400	6	1930	3	4000	N	N	8534 19TH AVE NW
10	330070	1020	3/14/05	\$325,000	640	0	6	1921	3	4000	N	N	8546 17TH AVE NW
10	123200	0080	7/27/06	\$325,950	680	120	6	1924	2	2400	N	N	7720 20TH AVE NW
10	123200	0080	2/23/06	\$250,000	680	120	6	1924	2	2400	N	N	7720 20TH AVE NW
10	813270	0065	10/25/06	\$390,000	680	600	6	1929	5	4850	N	N	8022 LOYAL WAY NW
10	444980	0315	10/13/06	\$410,000	690	570	6	1925	3	3960	N	N	8330 27TH AVE NW
10	287210	1201	1/27/06	\$350,000	700	400	6	1912	4	2500	N	N	2857 NW 73RD ST
10	751850	5040	1/18/07	\$325,000	700	0	6	1954	3	2550	N	N	6718 21ST AVE NW
10	123200	1840	5/21/07	\$389,900	700	0	6	1918	3	3840	N	N	7541 18TH AVE NW
10	123200	1840	6/15/05	\$306,000	700	0	6	1918	3	3840	N	N	7541 18TH AVE NW
10	123200	1345	5/18/06	\$359,000	700	0	6	1926	3	3330	N	N	7545 15TH AVE NW
10	123200	1345	1/31/05	\$265,000	700	0	6	1926	3	3330	N	N	7545 15TH AVE NW
10	022503	9125	6/19/07	\$390,000	720	0	6	1941	3	4000	N	N	2816 NW 75TH ST
10	444380	0166	3/13/07	\$460,000	720	0	6	1942	4	4386	N	N	7702 28TH AVE NW
10	330070	1255	1/4/07	\$317,000	720	0	6	1943	3	4000	N	N	8511 17TH AVE NW
10	330070	0610	8/20/07	\$434,950	730	120	6	1926	3	3780	N	N	1616 NW 87TH ST
10	330070	0610	11/3/06	\$325,000	730	120	6	1926	3	3780	N	N	1616 NW 87TH ST
10	287210	0675	11/10/06	\$512,500	730	0	6	1918	4	5000	N	N	7316 30TH AVE NW
10	602150	3815	5/30/06	\$385,000	730	290	6	1926	4	4000	N	N	7506 JONES AVE NW
10	054600	0510	9/8/06	\$353,500	730	0	6	1925	4	4005	N	N	8315 17TH AVE NW
10	330070	0285	4/16/07	\$420,000	730	730	6	1940	3	4000	N	N	8712 19TH AVE NW
10	330070	0285	8/23/05	\$334,500	730	730	6	1940	3	4000	N	N	8712 19TH AVE NW
10	369390	1550	5/19/06	\$369,950	740	0	6	1905	3	5000	N	N	2848 NW 66TH ST
10	330070	1150	7/27/07	\$407,000	740	0	6	1940	3	4000	N	N	8555 16TH AVE NW
10	330070	0680	2/24/05	\$280,000	740	740	6	1925	3	6000	N	N	8749 16TH AVE NW
10	751850	3795	11/17/06	\$380,000	760	0	6	1947	4	4284	N	N	6542 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	285610	2270	5/15/06	\$410,000	760	200	6	1920	4	5100	N	N	6733 EARL AVE NW
10	916510	0130	11/3/05	\$350,000	760	420	6	1928	4	4080	N	N	7341 27TH AVE NW
10	330070	1060	8/29/06	\$390,000	770	0	6	1926	3	6200	N	N	8518 17TH AVE NW
10	444980	0415	12/20/05	\$353,000	780	0	6	1925	3	3960	N	N	8341 26TH AVE NW
10	285610	1005	7/20/07	\$440,000	790	790	6	1908	4	5100	N	N	6513 EARL AVE NW
10	630940	0065	5/2/07	\$385,000	790	0	6	1930	4	5000	N	N	7722 29TH AVE NW
10	330070	1125	7/17/07	\$344,000	790	0	6	1948	3	4000	N	N	8535 16TH AVE NW
10	285610	0360	8/14/07	\$390,000	800	0	6	1903	4	3060	N	N	6535 25TH AVE NW
10	444380	0940	9/13/06	\$386,000	800	0	6	1918	4	3880	N	N	8005 27TH AVE NW
10	751850	4396	10/20/06	\$398,000	810	300	6	1928	4	2800	N	N	1911 NW 75TH ST
10	751850	3310	10/5/07	\$430,000	810	0	6	1919	4	5100	N	N	7027 18TH AVE NW
10	751850	4805	6/8/07	\$444,700	820	0	6	1906	4	5100	N	N	7017 20TH AVE NW
10	751850	3035	4/3/07	\$445,000	820	300	6	1923	4	5100	N	N	7311 18TH AVE NW
10	751850	3035	6/13/06	\$340,000	820	300	6	1923	4	5100	N	N	7311 18TH AVE NW
10	916510	0105	5/4/06	\$440,000	820	0	6	1925	4	4080	N	N	7321 27TH AVE NW
10	330070	0325	12/14/06	\$346,000	830	0	6	1936	3	4000	N	N	8717 18TH AVE NW
10	330070	0325	4/27/05	\$295,000	830	0	6	1936	3	4000	N	N	8717 18TH AVE NW
10	285610	0240	8/5/05	\$295,000	840	0	6	1900	5	2550	N	N	6525 25TH AVE NW
10	369390	1841	8/21/07	\$417,000	860	0	6	1919	3	5000	N	N	6512 32ND AVE NW
10	751850	3380	4/20/05	\$268,000	870	60	6	1905	4	3570	N	N	6730 19TH AVE NW
10	330070	0635	1/23/06	\$331,500	880	100	6	1926	4	4000	N	N	8717 16TH AVE NW
10	330070	0575	9/13/05	\$385,000	880	880	6	1937	5	4000	N	N	8722 17TH AVE NW
10	330070	0430	7/11/05	\$351,000	890	0	6	1921	4	4000	N	N	8716 18TH AVE NW
10	330070	1170	11/9/06	\$333,000	900	0	6	1925	3	4000	N	N	8548 18TH AVE NW
10	330070	0150	7/17/07	\$456,000	900	650	6	1925	3	4000	N	N	8701 19TH AVE NW
10	369390	1510	9/9/05	\$400,000	910	400	6	1910	4	5000	N	N	2838 NW 66TH ST
10	330070	1120	12/29/06	\$362,200	910	0	6	1982	3	4000	N	N	8531 16TH AVE NW
10	285610	0365	8/9/05	\$349,950	920	0	6	1988	3	3060	N	N	6533 25TH AVE NW
10	330070	0420	6/23/05	\$301,000	930	0	6	1942	4	4000	N	N	8724 18TH AVE NW
10	444380	0370	12/17/07	\$377,000	940	0	6	1916	4	4080	N	N	7526 28TH AVE NW
10	444980	0204	8/29/07	\$445,000	940	0	6	1925	4	5940	N	N	8310 EARL AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	444980	0204	10/19/05	\$370,200	940	0	6	1925	4	5940	N	N	8310 EARL AVE NW
10	123200	1685	7/17/06	\$402,000	960	0	6	1918	3	3840	N	N	7551 17TH AVE NW
10	369390	0445	2/1/06	\$471,000	970	910	6	1933	4	5000	N	N	2830 NW 69TH ST
10	751850	2960	6/16/05	\$352,500	980	0	6	1907	4	5100	N	N	7335 18TH AVE NW
10	369390	0455	7/25/05	\$450,000	1020	0	6	1901	5	5000	N	N	2832 NW 69TH ST
10	751850	7770	12/8/06	\$525,000	1020	0	6	1901	4	4590	N	N	7029 23RD AVE NW
10	285610	2041	9/12/05	\$375,000	1050	0	6	1929	4	3550	N	N	6758 EARL AVE NW
10	125420	0075	4/25/07	\$295,000	1050	100	6	1926	2	5500	N	N	7021 24TH AVE NW
10	330070	0445	10/2/07	\$315,000	1050	350	6	1926	3	4000	N	N	8706 18TH AVE NW
10	285610	0925	9/18/07	\$392,500	1060	0	6	1900	3	5100	N	N	6520 EARL AVE NW
10	287210	0385	4/21/05	\$347,000	1080	0	6	1923	5	5000	N	N	2822 NW 74TH ST
10	369390	2120	5/26/06	\$435,000	1090	400	6	1909	3	5000	N	N	2849 NW 66TH ST
10	916410	0120	3/24/06	\$390,950	1090	0	6	1902	4	4750	N	N	7333 25TH AVE NW
10	285610	2280	11/20/07	\$450,000	1100	300	6	1904	4	3825	N	N	2763 NW 70TH ST
10	285610	2280	1/10/06	\$439,950	1100	300	6	1904	4	3825	N	N	2763 NW 70TH ST
10	369390	2100	4/11/07	\$399,950	1100	0	6	1908	4	2550	N	N	2850 NW 65TH ST
10	751850	8931	8/17/06	\$429,450	1100	0	6	1905	4	5100	N	N	6513 JONES AVE NW
10	916510	0075	3/27/07	\$545,000	1170	200	6	1928	4	4212	N	N	7356 27TH AVE NW
10	751850	3385	9/8/05	\$360,000	1220	0	6	1977	3	4080	N	N	6732 19TH AVE NW
10	751850	3945	4/14/05	\$374,000	1250	0	6	1900	3	5100	N	N	6727 19TH AVE NW
10	285610	1390	8/11/05	\$389,500	1350	0	6	1905	4	5100	N	N	6716 25TH AVE NW
10	369390	0815	1/27/06	\$435,000	1360	790	6	1906	5	5000	N	N	2852 NW 68TH ST
10	287210	0465	11/14/07	\$470,000	1360	300	6	1909	4	5000	N	N	7407 28TH AVE NW
10	330070	0500	10/18/05	\$324,950	1360	0	6	1928	4	4000	N	N	8739 17TH AVE NW
10	285610	2385	11/17/06	\$430,000	1370	0	6	1906	3	5100	N	N	6702 28TH AVE NW
10	287210	0555	6/12/07	\$420,000	1410	0	6	1923	3	5000	N	N	2827 NW 74TH ST
10	285610	0755	11/20/06	\$399,950	1410	0	6	1901	4	3468	N	N	6521 27TH AVE NW
10	285610	2125	8/22/06	\$450,000	1420	0	6	1905	4	5100	N	N	6714 EARL AVE NW
10	125420	0315	8/6/07	\$675,000	1480	600	6	1912	4	5100	N	N	7025 25TH AVE NW
10	125420	0315	4/23/07	\$675,000	1480	600	6	1912	4	5100	N	N	7025 25TH AVE NW
10	751850	7550	10/26/06	\$495,000	1490	0	6	1902	5	5100	N	N	6708 JONES AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	444280	0335	11/27/07	\$445,000	660	0	7	1941	3	4000	N	N	2917 NW 85TH ST
10	444380	0890	9/21/05	\$336,000	670	240	7	1925	4	3880	N	N	8045 27TH AVE NW
10	444980	0265	12/2/05	\$390,000	680	0	7	2004	3	3960	N	N	8333 27TH AVE NW
10	751850	3055	10/12/05	\$379,000	700	0	7	1907	4	5100	N	N	7319 18TH AVE NW
10	054600	0025	6/26/06	\$400,000	700	260	7	1928	3	4046	N	N	8342 20TH AVE NW
10	330070	1040	4/25/05	\$282,000	700	0	7	1912	3	6000	N	N	8524 17TH AVE NW
10	330070	0570	10/14/05	\$355,000	700	0	7	1924	4	4000	N	N	8726 17TH AVE NW
10	813270	0220	6/10/07	\$429,950	740	0	7	1928	3	4989	N	N	2904 NW 80TH ST
10	372780	0175	3/30/06	\$420,000	740	0	7	1944	3	5500	N	N	3008 NW 75TH ST
10	022503	9070	2/16/06	\$376,050	750	0	7	1918	3	3399	N	N	2811 NW 80TH ST
10	287210	0425	6/22/07	\$453,000	750	240	7	1942	3	5000	N	N	2812 NW 74TH ST
10	287210	1210	7/11/05	\$400,000	750	400	7	1940	3	5000	N	N	2851 NW 73RD ST
10	369390	1715	6/8/06	\$457,500	750	390	7	1988	3	2500	N	N	3028 NW 66TH ST
10	287210	0345	6/2/05	\$330,000	760	120	7	1942	3	5000	N	N	2832 NW 74TH ST
10	287210	1471	11/21/05	\$379,000	760	0	7	1926	3	4950	N	N	7107 28TH AVE NW
10	444730	0170	8/30/06	\$399,000	760	0	7	1944	3	4000	N	N	8333 30TH AVE NW
10	372780	0090	5/8/07	\$400,000	770	100	7	1940	3	6250	N	N	7520 30TH AVE NW
10	602150	3450	12/28/06	\$372,000	770	0	7	2003	3	2133	N	N	7527 24TH AVE NW
10	602150	3555	6/5/06	\$426,000	770	240	7	1944	3	4000	N	N	7554 25TH AVE NW
10	444380	0305	11/29/05	\$430,000	770	770	7	1940	4	3880	N	N	7721 EARL AVE NW
10	444380	0975	2/6/07	\$499,950	770	190	7	1944	4	3880	N	N	8020 27TH AVE NW
10	123200	0095	8/3/06	\$370,000	780	660	7	1912	3	4800	N	N	7712 20TH AVE NW
10	287210	0435	12/3/07	\$428,950	790	240	7	1942	3	5000	N	N	2818 NW 74TH ST
10	287210	1285	9/7/06	\$409,950	800	190	7	1929	4	3300	N	N	2835 NW 73RD ST
10	285610	0125	6/1/06	\$401,000	800	0	7	1945	3	5100	N	N	6554 25TH AVE NW
10	285610	0125	9/28/05	\$374,950	800	0	7	1945	3	5100	N	N	6554 25TH AVE NW
10	372780	0050	4/22/05	\$440,000	800	800	7	1941	5	6279	N	N	7515 29TH AVE NW
10	123200	0678	9/21/06	\$428,000	800	480	7	1989	3	2400	N	N	7711 17TH AVE NW
10	813270	0180	5/10/07	\$430,000	800	140	7	1911	3	4960	N	N	8062 30TH AVE NW
10	054600	0045	5/16/07	\$405,000	800	0	7	1940	3	4046	N	N	8326 20TH AVE NW
10	054600	0045	5/12/05	\$325,000	800	0	7	1940	3	4046	N	N	8326 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	916510	0360	3/24/06	\$450,000	810	570	7	1942	4	4040	N	N	7328 28TH AVE NW
10	372780	0020	2/7/05	\$365,000	810	0	7	1941	3	6276	N	N	7545 29TH AVE NW
10	758870	0203	6/25/07	\$442,500	810	150	7	1944	3	4455	N	N	8314 17TH AVE NW
10	602150	3855	8/7/07	\$459,950	820	0	7	1941	3	4000	N	N	7530 JONES AVE NW
10	372780	0105	8/16/05	\$419,950	820	120	7	1940	4	6250	N	N	7534 30TH AVE NW
10	444380	0740	4/19/06	\$405,000	820	130	7	1928	3	3880	N	N	7753 27TH AVE NW
10	054600	0610	11/9/06	\$399,999	820	0	7	1928	3	4005	N	N	8026 18TH AVE NW
10	444380	1830	2/15/06	\$339,000	820	0	7	1927	3	4214	N	N	8041 24TH AVE NW
10	285610	2105	6/19/06	\$410,000	830	440	7	1905	4	3825	N	N	6724 EARL AVE NW
10	372780	0095	8/30/06	\$425,000	830	190	7	1940	3	6250	N	N	7524 30TH AVE NW
10	602150	3345	11/17/06	\$387,500	830	0	7	1944	3	5000	N	N	7728 25TH AVE NW
10	123200	0225	12/24/07	\$492,500	830	250	7	1940	4	4800	N	N	7747 19TH AVE NW
10	444380	0750	12/4/06	\$549,950	830	0	7	1925	3	3880	N	N	7747 27TH AVE NW
10	758870	0206	8/21/07	\$472,300	830	200	7	1944	4	4468	N	N	8310 17TH AVE NW
10	758870	0206	3/8/05	\$405,000	830	200	7	1944	4	4468	N	N	8310 17TH AVE NW
10	758870	0213	7/13/05	\$399,950	830	220	7	1929	4	4532	N	N	8319 16TH AVE NW
10	022503	9090	5/9/06	\$375,000	840	740	7	1939	3	4770	N	N	2803 NW 80TH ST
10	123200	1620	5/16/07	\$480,000	840	500	7	1982	3	4452	N	N	7501 17TH AVE NW
10	372780	0080	6/22/06	\$575,000	840	820	7	1940	5	6250	N	N	7510 30TH AVE NW
10	123200	0065	6/7/06	\$385,000	840	0	7	1942	3	4800	N	N	7730 20TH AVE NW
10	444730	0095	9/7/07	\$490,000	840	0	7	1949	4	4000	N	N	8362 31ST AVE NW
10	751850	3200	9/18/06	\$405,000	850	400	7	1929	4	3825	N	N	7031 18TH AVE NW
10	444380	0785	7/13/07	\$479,000	850	700	7	1924	3	3880	N	N	7719 27TH AVE NW
10	751850	8760	10/9/06	\$420,000	860	220	7	1949	3	5100	N	N	6733 JONES AVE NW
10	751850	4130	5/18/05	\$409,500	860	450	7	1928	4	3876	N	N	7028 20TH AVE NW
10	751850	4390	11/21/06	\$387,000	860	0	7	1928	4	3570	N	N	7352 20TH AVE NW
10	602150	3640	11/22/06	\$410,000	860	400	7	1941	3	4200	N	N	7503 JONES AVE NW
10	602150	3640	6/14/05	\$345,000	860	400	7	1941	3	4200	N	N	7503 JONES AVE NW
10	752250	0100	5/8/07	\$415,000	860	0	7	1927	3	5074	N	N	8014 31ST AVE NW
10	444380	1635	12/19/06	\$360,000	860	0	7	1951	3	3880	N	N	8040 26TH AVE NW
10	330070	0875	10/25/07	\$392,500	860	0	7	1926	4	4000	N	N	8538 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	330070	0310	1/21/05	\$310,000	860	200	7	1951	3	4000	N	N	8703 18TH AVE NW
10	751850	7435	12/20/07	\$337,000	870	500	7	1904	4	5100	N	N	6541 23RD AVE NW
10	751850	7435	7/24/06	\$399,999	870	500	7	1904	4	5100	N	N	6541 23RD AVE NW
10	751850	8440	4/6/06	\$378,550	870	170	7	1910	3	5100	N	N	7320 24TH AVE NW
10	022503	9142	10/3/05	\$350,000	870	180	7	1945	3	5625	N	N	7339 24TH AVE NW
10	369390	1801	1/19/06	\$420,000	880	0	7	1941	4	5000	N	N	3055 NW 67TH ST
10	751850	5420	9/1/05	\$272,500	880	0	7	1920	3	5100	N	N	6526 22ND AVE NW
10	751850	3095	4/22/05	\$431,200	880	500	7	1946	5	4080	N	N	7310 19TH AVE NW
10	602150	2370	2/27/06	\$400,000	880	430	7	1941	4	4100	N	N	7712 21ST AVE NW
10	602150	2385	8/8/05	\$439,950	880	600	7	1941	4	4100	N	N	7724 21ST AVE NW
10	602150	2300	5/24/06	\$500,000	880	680	7	1942	5	4141	N	N	7743 20TH AVE NW
10	602150	2295	9/2/05	\$375,000	880	0	7	1942	4	4141	N	N	7747 20TH AVE NW
10	602150	2285	7/24/07	\$409,000	880	220	7	1942	3	4141	N	N	7755 20TH AVE NW
10	758870	0103	10/18/06	\$388,000	880	120	7	1942	3	4501	N	N	8042 17TH AVE NW
10	758870	0136	7/18/06	\$324,000	880	0	7	1942	3	4249	N	N	8052 16TH AVE NW
10	602150	1860	11/28/07	\$425,000	880	300	7	1938	3	4000	N	N	8056 23RD AVE NW
10	758870	0242	12/6/05	\$395,000	880	0	7	1942	4	4479	N	N	8326 17TH AVE NW
10	758870	0283	2/23/05	\$325,000	880	0	7	1942	3	4488	N	N	8337 16TH AVE NW
10	287210	1375	6/4/07	\$400,000	890	0	7	1950	4	5000	N	N	2815 NW 73RD ST
10	287210	1375	12/1/06	\$379,950	890	0	7	1950	4	5000	N	N	2815 NW 73RD ST
10	287210	1375	9/26/06	\$338,000	890	0	7	1950	4	5000	N	N	2815 NW 73RD ST
10	867540	0020	3/5/07	\$444,000	890	270	7	1941	3	4640	N	N	8051 30TH AVE NW
10	444980	0505	5/22/06	\$399,000	890	500	7	1928	3	3750	N	N	8307 25TH AVE NW
10	444980	0600	3/12/07	\$390,000	890	0	7	1940	4	4000	N	N	8336 25TH AVE NW
10	444980	0600	8/2/06	\$359,000	890	0	7	1940	4	4000	N	N	8336 25TH AVE NW
10	813270	0125	11/7/05	\$387,888	900	150	7	1929	3	5000	N	N	8004 29TH AVE NW
10	867540	0130	10/19/07	\$489,000	900	100	7	1938	3	4400	N	N	8027 31ST AVE NW
10	125420	0245	5/24/05	\$420,125	910	0	7	1948	4	5100	N	N	2505 NW 73RD ST
10	285610	0956	7/13/06	\$467,500	910	120	7	1951	3	3796	N	N	2716 NW 65TH ST
10	285610	0330	5/26/06	\$390,000	910	100	7	1927	3	5100	N	N	6549 25TH AVE NW
10	751850	7675	9/8/05	\$429,250	910	660	7	1925	5	3825	N	N	6741 23RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	6855	3/16/05	\$400,000	910	0	7	1947	5	3825	N	N	6743 22ND AVE NW
10	602150	2310	6/8/06	\$458,000	910	300	7	1942	3	4141	N	N	7735 20TH AVE NW
10	022503	9143	4/3/06	\$470,000	910	600	7	1945	4	4700	N	N	8061 26TH AVE NW
10	022503	9143	3/28/05	\$417,750	910	600	7	1945	4	4700	N	N	8061 26TH AVE NW
10	751850	7670	4/27/05	\$390,000	930	600	7	1926	4	3825	N	N	6735 23RD AVE NW
10	751850	5890	10/21/05	\$371,000	930	0	7	1910	3	5100	N	N	7022 22ND AVE NW
10	602150	3461	6/16/06	\$356,500	930	220	7	2001	3	1043	N	N	7519 A 24TH AVE NW
10	123200	1660	4/26/07	\$480,000	930	150	7	1949	3	3840	N	N	7529 17TH AVE NW
10	123200	1875	5/25/05	\$389,950	930	240	7	1949	4	3840	N	N	7548 20TH AVE NW
10	022503	9068	6/14/05	\$400,000	930	930	7	1925	3	5264	N	N	7749 30TH AVE NW
10	054600	0060	6/6/07	\$455,000	930	220	7	1940	4	4046	N	N	8314 20TH AVE NW
10	751850	1985	3/10/06	\$369,000	940	180	7	1927	4	3470	N	N	1710 NW 65TH ST
10	054600	0990	9/22/05	\$375,000	940	240	7	1940	3	4106	N	N	1916 NW 80TH ST
10	125420	0555	4/4/06	\$417,000	940	0	7	1912	3	5100	N	N	7029 26TH AVE NW
10	751850	3150	4/6/05	\$427,000	940	400	7	1927	4	5100	N	N	7036 19TH AVE NW
10	752250	0010	11/29/07	\$503,000	940	0	7	1947	4	4750	N	N	7736 30TH AVE NW
10	752250	0010	12/18/06	\$421,000	940	0	7	1947	4	4750	N	N	7736 30TH AVE NW
10	123200	1019	5/26/05	\$360,000	940	500	7	1949	3	3600	N	N	7753 16TH AVE NW
10	330070	0485	7/2/07	\$422,950	940	320	7	1937	3	4000	N	N	8721 17TH AVE NW
10	330070	0485	4/26/06	\$361,050	940	320	7	1937	3	4000	N	N	8721 17TH AVE NW
10	285610	0955	7/5/07	\$506,000	950	220	7	1951	3	3796	N	N	2712 NW 65TH ST
10	751850	5345	7/25/05	\$385,000	950	0	7	1924	4	4080	N	N	6519 21ST AVE NW
10	751850	6495	8/24/06	\$573,000	950	0	7	1922	4	5100	N	N	7310 23RD AVE NW
10	054600	0965	8/21/06	\$425,000	960	250	7	1941	3	6065	N	N	8016 20TH AVE NW
10	758870	0098	5/17/05	\$328,000	960	0	7	1942	3	4247	N	N	8048 16TH AVE NW
10	287210	0705	11/21/05	\$480,000	970	970	7	1940	4	5000	N	N	7300 30TH AVE NW
10	444380	0020	2/23/05	\$350,000	970	400	7	1927	3	4076	N	N	8012 28TH AVE NW
10	444280	0006	1/9/07	\$359,000	975	480	7	1997	3	1030	N	N	2801 NW 85TH ST
10	444280	0005	6/21/07	\$399,500	975	480	7	1997	3	1030	N	N	8361 28TH AVE NW
10	602150	3735	11/13/06	\$512,300	980	700	7	1944	3	4000	N	N	7555 23RD AVE NW
10	751850	4025	10/24/06	\$385,000	990	0	7	1909	3	2550	N	N	1907 NW SLOOP PL

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	8470	6/28/06	\$410,000	990	0	7	1921	3	5100	N	N	7036 24TH AVE NW
10	287210	0976	7/5/06	\$415,000	990	0	7	1922	4	5000	N	N	7208 32ND AVE NW
10	123200	1425	7/7/06	\$435,000	990	700	7	1915	4	3840	N	N	7510 17TH AVE NW
10	123200	1055	4/6/07	\$395,000	990	0	7	1949	3	2850	N	N	7744 16TH AVE NW
10	602150	0450	4/15/05	\$490,000	990	990	7	1940	4	4500	N	N	8337 22ND AVE NW
10	602150	1165	8/23/06	\$487,500	990	0	7	1941	3	4559	N	N	8348 24TH AVE NW
10	330070	1215	4/13/05	\$385,000	990	100	7	1939	3	4000	N	N	8514 18TH AVE NW
10	120500	0100	11/17/06	\$435,000	1000	0	7	1941	3	5568	N	N	7516 31ST AVE NW
10	602150	2690	8/16/05	\$387,500	1000	510	7	1941	3	4700	N	N	7753 22ND AVE NW
10	751850	5240	7/25/06	\$390,000	1010	300	7	1921	3	5100	N	N	6525 20TH AVE NW
10	751850	2285	7/1/06	\$519,950	1010	100	7	1910	4	4845	N	N	6734 18TH AVE NW
10	751850	3355	8/10/07	\$550,000	1010	440	7	1974	4	3825	N	N	7020 19TH AVE NW
10	916410	0030	11/5/07	\$575,000	1010	1010	7	1900	4	5421	N	N	7322 25TH AVE NW
10	123200	1748	10/9/07	\$400,000	1010	370	7	1940	3	5664	N	N	7514 19TH AVE NW
10	123200	1690	4/26/06	\$435,000	1010	1010	7	1924	4	3840	N	N	7555 17TH AVE NW
10	752250	0130	10/25/05	\$439,500	1010	250	7	1919	4	4640	N	N	8011 30TH AVE NW
10	602150	2220	10/27/06	\$399,500	1010	250	7	1942	3	4000	N	N	8016 21ST AVE NW
10	751850	7445	6/6/05	\$461,500	1020	780	7	1950	3	5100	N	N	6543 23RD AVE NW
10	125420	0500	6/12/06	\$506,500	1020	0	7	1924	3	5100	N	N	7053 26TH AVE NW
10	751850	8220	8/23/06	\$398,250	1020	0	7	1924	3	4590	N	N	7336 24TH AVE NW
10	751850	2780	8/5/05	\$415,000	1020	300	7	1911	4	5100	N	N	7342 18TH AVE NW
10	751850	3004	6/27/05	\$315,000	1020	0	7	1985	3	2550	N	N	7359 18TH AVE NW
10	444280	0010	1/11/06	\$430,000	1020	1020	7	2005	3	2392	N	N	8357 28TH AVE NW
10	602150	0485	4/16/07	\$514,980	1030	100	7	1940	3	4600	N	N	8325 22ND AVE NW
10	602150	0485	6/27/06	\$459,950	1030	100	7	1940	3	4600	N	N	8325 22ND AVE NW
10	602150	0485	3/24/06	\$335,000	1030	100	7	1940	3	4600	N	N	8325 22ND AVE NW
10	369390	0985	8/30/05	\$414,000	1040	220	7	1951	3	5000	N	N	3036 NW 68TH ST
10	602150	3830	10/11/05	\$350,000	1040	220	7	1941	3	5500	N	N	7520 JONES AVE NW
10	602150	3925	11/9/07	\$524,000	1040	270	7	1948	3	4000	N	N	7535 22ND AVE NW
10	602150	3915	9/15/05	\$460,000	1040	660	7	1949	3	4000	N	N	7543 22ND AVE NW
10	602150	4065	9/19/07	\$459,000	1040	470	7	1942	4	4000	N	N	7550 23RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	602150	2005	6/22/07	\$500,000	1040	500	7	1939	3	4500	N	N	8022 22ND AVE NW
10	054600	0545	5/4/06	\$411,000	1040	0	7	1931	4	4005	N	N	8345 17TH AVE NW
10	285610	0021	10/3/06	\$385,000	1050	70	7	1997	3	1275	N	N	6523 C 24TH AVE NW
10	369390	0560	12/30/05	\$392,000	1050	0	7	1912	3	2200	N	N	6915 28TH AVE NW
10	444380	0490	7/1/05	\$491,000	1050	830	7	1916	5	4161	N	N	7501 EARL AVE NW
10	602150	3600	7/17/06	\$450,000	1050	280	7	1929	4	4000	N	N	7535 JONES AVE NW
10	123200	1545	8/11/06	\$355,000	1050	110	7	1943	3	3840	N	N	7546 18TH AVE NW
10	123200	1540	4/21/06	\$485,000	1050	500	7	1943	4	3840	N	N	7550 18TH AVE NW
10	602150	2470	9/23/05	\$466,000	1050	500	7	1941	4	4600	N	N	7733 21ST AVE NW
10	602150	1740	1/22/07	\$465,000	1050	0	7	1939	4	4900	N	N	8005 22ND AVE NW
10	022503	9095	7/18/07	\$500,000	1050	0	7	1933	3	5452	N	N	8056 26TH AVE NW
10	444980	0495	5/31/05	\$351,000	1050	0	7	1926	4	4851	N	N	8303 25TH AVE NW
10	444730	0140	8/16/05	\$434,500	1050	240	7	1949	3	4000	N	N	8315 30TH AVE NW
10	054600	0520	7/19/07	\$520,000	1050	0	7	1926	3	4005	N	N	8321 17TH AVE NW
10	602150	0185	5/26/06	\$402,000	1050	800	7	1939	3	4000	N	N	8348 21ST AVE NW
10	369390	0795	8/3/07	\$560,000	1060	990	7	1919	3	5000	N	N	2857 NW 69TH ST
10	287210	0845	4/22/05	\$450,000	1060	150	7	1948	4	5000	N	N	3033 NW 74TH ST
10	751850	5075	11/15/06	\$450,000	1060	200	7	1927	5	3978	N	N	6532 21ST AVE NW
10	751850	5465	12/5/07	\$530,000	1060	0	7	1930	5	5100	N	N	6548 22ND AVE NW
10	751850	7930	11/29/05	\$469,000	1060	720	7	1950	3	5100	N	N	7047 23RD AVE NW
10	751850	3190	8/2/06	\$400,000	1060	0	7	1906	5	5100	N	N	7056 19TH AVE NW
10	287210	1416	11/15/05	\$537,660	1060	500	7	1954	4	3750	N	N	7217 28TH AVE NW
10	916510	0395	7/13/05	\$463,500	1060	600	7	1950	4	4000	N	N	7302 28TH AVE NW
10	444380	1285	1/5/07	\$325,000	1060	300	7	1963	3	3880	N	N	7518 27TH AVE NW
10	602150	3745	6/12/06	\$506,000	1060	300	7	1945	3	4000	N	N	7547 23RD AVE NW
10	444380	1770	7/26/06	\$490,000	1060	590	7	1930	4	4850	N	N	8032 25TH AVE NW
10	758870	0201	8/1/05	\$414,900	1060	200	7	1951	3	4000	N	N	8314 16TH AVE NW
10	751850	5580	1/24/07	\$489,950	1070	450	7	1948	3	5100	N	N	6717 21ST AVE NW
10	602150	2990	8/9/07	\$465,000	1070	0	7	1945	3	4100	N	N	7714 JONES AVE NW
10	602150	0380	2/9/05	\$401,000	1070	360	7	1941	3	4000	N	N	8352 22ND AVE NW
10	285610	1775	8/1/07	\$605,000	1080	940	7	1964	3	5100	N	N	6733 26TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	285610	1254	1/4/06	\$337,100	1080	100	7	2000	3	1260	N	N	6759 C 24TH AVE NW
10	751850	8275	9/17/07	\$540,000	1080	500	7	1954	3	5100	N	N	7333 JONES AVE NW
10	602150	3005	3/2/07	\$463,375	1080	0	7	1945	3	4000	N	N	7722 JONES AVE NW
10	602150	3005	7/13/05	\$402,000	1080	0	7	1945	3	4000	N	N	7722 JONES AVE NW
10	444980	0120	8/12/05	\$365,000	1080	500	7	1925	4	5940	N	N	8335 EARL AVE NW
10	444280	0140	8/29/06	\$440,000	1080	0	7	1921	4	5000	N	N	8346 29TH AVE NW
10	287210	0746	9/25/06	\$455,000	1090	200	7	1949	3	4500	N	N	3006 NW 73RD ST
10	444380	0340	10/11/05	\$412,500	1090	990	7	1948	3	4080	N	N	7506 28TH AVE NW
10	444380	0410	3/22/07	\$526,000	1090	220	7	1940	3	4488	N	N	7558 28TH AVE NW
10	602150	0995	7/18/05	\$450,000	1090	0	7	1940	4	4521	N	N	8331 JONES AVE NW
10	758870	0282	3/23/05	\$393,200	1090	0	7	1944	3	4488	N	N	8341 16TH AVE NW
10	123200	1705	1/24/06	\$450,000	1100	550	7	1944	5	3600	N	N	1813 NW 77TH ST
10	369390	0995	3/22/07	\$523,000	1100	400	7	1925	4	5000	N	N	3047 NW 69TH ST
10	751850	1600	3/23/07	\$530,000	1100	0	7	1906	4	5100	N	N	6713 16TH AVE NW
10	285610	1250	2/9/07	\$370,000	1100	90	7	2000	3	1163	N	N	6759 A 24TH AVE NW
10	054600	0825	8/20/07	\$423,000	1110	300	7	1941	3	4104	N	N	1812 NW 80TH ST
10	751850	4670	5/9/05	\$515,000	1120	840	7	1939	5	5700	N	N	2016 NW 73RD ST
10	751850	1670	8/26/05	\$430,000	1120	0	7	1912	4	5100	N	N	6716 17TH AVE NW
10	444380	1430	9/18/07	\$415,000	1120	0	7	1929	3	3880	N	N	7510 26TH AVE NW
10	022503	9157	3/14/05	\$415,000	1120	410	7	1948	3	6250	N	N	7740 29TH AVE NW
10	602150	2910	2/13/06	\$480,000	1120	650	7	1945	5	4100	N	N	7751 23RD AVE NW
10	602150	1715	4/17/07	\$515,000	1120	700	7	1941	3	4000	N	N	8021 22ND AVE NW
10	758870	0204	5/4/07	\$550,000	1120	0	7	1944	4	4532	N	N	8315 16TH AVE NW
10	054600	0145	9/20/06	\$475,000	1120	300	7	1945	3	4046	N	N	8349 19TH AVE NW
10	123200	0536	11/30/06	\$399,900	1130	0	7	1944	3	3614	N	N	1713 NW 80TH ST
10	123200	0536	3/22/06	\$358,900	1130	0	7	1944	3	3614	N	N	1713 NW 80TH ST
10	123200	0541	2/7/07	\$420,000	1130	0	7	1944	3	4095	N	N	1717 NW 80TH ST
10	125420	0835	10/12/06	\$527,000	1130	570	7	1949	4	5100	N	N	7009 27TH AVE NW
10	751850	6045	10/12/06	\$535,000	1130	0	7	1908	5	3825	N	N	7309 21ST AVE NW
10	751850	6045	3/7/05	\$449,950	1130	0	7	1908	5	3825	N	N	7309 21ST AVE NW
10	602150	0710	6/21/06	\$450,000	1130	290	7	1937	3	4000	N	N	8343 23RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	1880	3/16/05	\$425,000	1140	500	7	1915	4	4080	N	N	6508 17TH AVE NW
10	751850	4650	10/7/05	\$415,000	1140	0	7	1923	4	5100	N	N	7323 20TH AVE NW
10	123200	1340	2/23/07	\$380,000	1140	100	7	1910	3	3330	N	N	7543 15TH AVE NW
10	444330	0045	9/22/05	\$525,000	1140	870	7	1925	4	5360	N	N	8300 32ND AVE NW
10	758870	0212	1/22/07	\$451,500	1140	500	7	1926	3	4532	N	N	8323 16TH AVE NW
10	602150	2065	3/26/07	\$535,000	1150	0	7	1939	3	4600	N	N	8044 22ND AVE NW
10	602150	0855	3/24/05	\$425,000	1150	560	7	1941	4	4500	N	N	8324 JONES AVE NW
10	330070	1530	6/17/05	\$385,000	1150	1150	7	1961	3	5200	Y	N	8518 20TH AVE NW
10	330070	0620	12/27/05	\$440,000	1150	840	7	1981	3	4000	N	N	8711 16TH AVE NW
10	751850	2221	8/2/05	\$436,000	1160	500	7	1929	4	3240	N	N	1716 NW 67TH ST
10	602150	3610	7/23/07	\$435,000	1160	100	7	1944	3	4000	N	N	7525 JONES AVE NW
10	602150	3605	8/3/07	\$518,000	1160	150	7	1944	3	4000	N	N	7531 JONES AVE NW
10	867540	0135	9/21/06	\$499,000	1160	0	7	1930	4	5080	N	N	8035 31ST AVE NW
10	867540	0035	4/21/06	\$400,000	1160	460	7	1941	3	4640	N	N	8047 30TH AVE NW
10	369390	2130	12/5/07	\$579,000	1170	0	7	1927	4	4450	N	N	2845 NW 66TH ST
10	751850	1165	11/14/06	\$425,000	1170	0	7	1928	4	2880	N	N	7306 17TH AVE NW
10	751850	7990	5/10/07	\$560,500	1170	0	7	1926	4	5100	N	N	7317 23RD AVE NW
10	602150	0780	12/27/05	\$444,000	1170	200	7	1940	3	5000	N	N	8311 23RD AVE NW
10	751850	0301	4/13/05	\$375,000	1180	0	7	1902	3	2250	N	N	1514 NW 67TH ST
10	752250	0015	12/29/05	\$366,000	1180	0	7	1907	3	4750	N	N	7740 30TH AVE NW
10	444380	1170	11/21/07	\$525,000	1180	400	7	1943	4	3880	N	N	7750 27TH AVE NW
10	444380	1170	7/14/05	\$432,000	1180	400	7	1943	4	3880	N	N	7750 27TH AVE NW
10	054600	1010	7/5/07	\$395,000	1180	0	7	1924	3	4046	N	N	8015 19TH AVE NW
10	054600	1025	10/5/07	\$532,500	1180	600	7	1950	4	4046	N	N	8025 19TH AVE NW
10	444380	1020	6/14/06	\$449,000	1180	140	7	1925	3	3880	N	N	8049 26TH AVE NW
10	602150	2105	7/10/07	\$590,000	1180	430	7	1927	4	4600	N	N	8061 20TH AVE NW
10	751850	7565	10/13/06	\$485,000	1190	300	7	1910	4	4080	N	N	6716 JONES AVE NW
10	123200	1460	5/22/06	\$415,000	1190	460	7	1915	5	3840	N	N	7509 16TH AVE NW
10	602150	3451	7/2/07	\$400,000	1190	240	7	2003	3	1056	N	N	7529 B 24TH AVE NW
10	602150	1665	11/28/06	\$515,000	1190	560	7	1939	4	4500	N	N	8047 22ND AVE NW
10	602150	1105	6/27/07	\$524,950	1190	350	7	1941	3	4462	N	N	8322 24TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	369390	1900	10/24/07	\$559,000	1200	1200	7	1915	3	5625	N	N	3036 NW 65TH ST
10	751850	0630	10/27/05	\$435,000	1200	110	7	1911	4	5200	N	N	7048 16TH AVE NW
10	123200	1910	4/12/06	\$475,000	1200	100	7	1946	4	3840	N	N	7522 20TH AVE NW
10	125420	0615	11/30/05	\$475,350	1210	320	7	1997	3	2978	N	N	2612 NW 70TH ST
10	751850	1260	8/14/06	\$536,000	1210	300	7	1928	4	5100	N	N	7050 17TH AVE NW
10	444980	0430	3/26/07	\$445,000	1210	720	7	1988	3	3960	N	N	8344 26TH AVE NW
10	285610	0285	5/12/05	\$257,500	1220	0	7	1926	3	2520	N	N	2508 NW 65TH ST
10	369390	1630	2/9/07	\$470,000	1220	0	7	1945	3	5000	N	N	3006 NW 66TH ST
10	602150	2325	11/7/05	\$384,950	1220	350	7	1940	3	4141	N	N	7721 20TH AVE NW
10	444380	0690	6/23/06	\$495,000	1220	0	7	1919	3	3880	N	N	7728 EARL AVE NW
10	444380	0110	2/7/06	\$270,000	1220	0	7	1919	3	3880	N	N	8039 EARL AVE NW
10	330070	0290	2/14/06	\$395,000	1220	1020	7	1961	3	4000	N	N	8708 19TH AVE NW
10	758870	0006	12/28/05	\$380,000	1230	620	7	1947	3	2893	N	N	1510 NW 80TH ST
10	287210	0615	6/12/06	\$515,000	1230	500	7	1924	3	5000	N	N	2832 NW 73RD ST
10	602150	1390	12/2/05	\$360,000	1230	300	7	1942	3	4365	N	N	8052 24TH AVE NW
10	287210	1690	2/12/07	\$600,000	1240	720	7	1915	5	5000	N	N	3007 NW 72ND ST
10	285610	1640	5/25/07	\$602,500	1240	400	7	1974	3	5100	N	N	6712 26TH AVE NW
10	751850	1450	5/26/05	\$495,000	1240	0	7	1925	5	4080	N	N	7028 17TH AVE NW
10	751850	0985	3/17/05	\$460,000	1240	550	7	1912	4	4080	N	N	7340 17TH AVE NW
10	602150	3825	10/8/07	\$500,000	1240	300	7	1941	3	5500	N	N	7516 JONES AVE NW
10	602150	2045	4/19/06	\$451,000	1240	0	7	1939	3	4600	N	N	8034 22ND AVE NW
10	330070	1315	6/27/07	\$424,000	1240	570	7	1984	3	4000	N	N	8559 17TH AVE NW
10	602150	1920	4/2/07	\$539,950	1250	250	7	1939	3	5300	N	N	8025 21ST AVE NW
10	330070	1285	5/10/07	\$438,046	1250	0	7	1955	3	4000	N	N	8533 17TH AVE NW
10	330070	1285	3/7/06	\$351,600	1250	0	7	1955	3	4000	N	N	8533 17TH AVE NW
10	369390	0595	3/26/07	\$450,000	1260	0	7	1945	3	5000	N	N	2803 NW 69TH ST
10	287210	0655	11/17/06	\$519,950	1260	860	7	1937	3	5000	N	N	2842 NW 73RD ST
10	751850	7015	8/18/06	\$460,000	1260	500	7	1945	3	5100	N	N	6530 23RD AVE NW
10	751850	5730	8/21/07	\$469,900	1260	0	7	1900	5	5610	N	N	6731 21ST AVE NW
10	751850	2270	5/17/06	\$576,100	1270	0	7	1929	5	3570	N	N	6728 18TH AVE NW
10	285610	1590	9/2/06	\$580,000	1270	0	7	1923	4	5100	N	N	6738 26TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	123200	1171	7/5/07	\$380,000	1270	200	7	1945	3	3330	N	N	7735 15TH AVE NW
10	123200	1175	7/5/07	\$380,000	1270	200	7	1945	3	3330	N	N	7737 15TH AVE NW
10	330070	0870	10/27/05	\$374,000	1270	0	7	1910	3	4000	N	N	8550 16TH AVE NW
10	751850	4020	9/21/06	\$450,000	1280	0	7	1909	4	4000	N	N	6731 19TH AVE NW
10	751850	4020	7/26/06	\$450,000	1280	0	7	1909	4	4000	N	N	6731 19TH AVE NW
10	752250	0031	5/2/07	\$478,000	1290	400	7	1950	4	6365	N	N	2921 NW 80TH ST
10	602150	2110	12/11/07	\$539,500	1290	0	7	1926	3	4060	N	N	8057 20TH AVE NW
10	751850	5090	3/10/06	\$415,000	1300	0	7	1912	4	5100	N	N	6542 21ST AVE NW
10	751850	3970	4/16/07	\$450,000	1300	910	7	1921	4	5100	N	N	6710 20TH AVE NW
10	285610	1930	10/26/05	\$469,950	1300	0	7	1945	4	5100	N	N	6723 27TH AVE NW
10	751850	1470	8/13/06	\$536,950	1300	0	7	1910	5	5100	N	N	6736 17TH AVE NW
10	751850	3495	12/6/06	\$425,000	1300	0	7	1984	3	2550	N	N	6759 18TH AVE NW
10	916510	0275	8/16/06	\$513,150	1300	0	7	1927	4	3880	N	N	7337 EARL AVE NW
10	444980	0711	11/14/05	\$425,000	1300	370	7	1942	3	4330	N	N	8327 24TH AVE NW
10	751850	7066	9/13/06	\$564,000	1320	860	7	1914	5	2318	N	N	2215 NW 67TH ST
10	602150	0795	9/4/07	\$569,950	1320	200	7	1940	4	5000	N	N	8303 23RD AVE NW
10	751850	3490	5/17/07	\$449,000	1340	0	7	1984	3	2550	N	N	6755 18TH AVE NW
10	287210	2360	4/26/06	\$410,000	1340	0	7	1900	5	5000	N	N	7017 28TH AVE NW
10	751850	2550	10/27/05	\$420,000	1340	0	7	1907	4	5100	N	N	7048 18TH AVE NW
10	916510	0195	11/10/05	\$511,000	1340	0	7	1930	4	4080	N	N	7324 EARL AVE NW
10	751850	4695	7/24/07	\$630,000	1350	550	7	1931	5	4080	N	N	7314 21ST AVE NW
10	751850	4325	10/23/06	\$565,000	1350	0	7	1927	4	5100	N	N	7318 20TH AVE NW
10	330070	0174	11/9/05	\$460,500	1350	0	7	1970	3	6800	N	N	8725 19TH AVE NW
10	751850	7540	3/2/06	\$389,950	1360	0	7	1907	4	5100	N	N	6702 JONES AVE NW
10	751850	6475	9/8/06	\$450,000	1360	0	7	1915	4	5100	N	N	7302 23RD AVE NW
10	751850	8780	3/2/06	\$539,950	1370	200	7	1925	4	5100	N	N	6743 JONES AVE NW
10	125420	0605	8/10/06	\$738,300	1370	200	7	1911	4	5814	N	N	7003 26TH AVE NW
10	916510	0185	10/1/07	\$620,000	1370	400	7	1930	4	4080	N	N	7332 EARL AVE NW
10	916510	0185	3/23/06	\$500,000	1370	400	7	1930	4	4080	N	N	7332 EARL AVE NW
10	444980	0330	7/16/06	\$490,000	1370	0	7	1975	3	5940	N	N	8318 27TH AVE NW
10	054600	0245	5/19/06	\$443,500	1380	0	7	1929	3	3031	N	N	1808 NW 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	6445	9/21/05	\$400,000	1380	0	7	1930	3	3825	N	N	7317 22ND AVE NW
10	751850	4150	4/25/07	\$482,000	1390	500	7	1929	4	3276	N	N	1917 NW 73RD ST
10	125420	0175	3/29/06	\$444,000	1390	500	7	1946	3	5100	N	N	7028 25TH AVE NW
10	602150	2395	8/28/07	\$700,000	1390	380	7	1941	4	4100	N	N	7732 21ST AVE NW
10	287210	2280	3/30/06	\$573,000	1400	900	7	1966	4	5000	N	N	2827 NW 71ST ST
10	751850	1840	9/19/06	\$498,500	1400	0	7	1925	4	3825	N	N	6515 16TH AVE NW
10	751850	2245	7/24/07	\$505,000	1400	0	7	1929	4	3570	N	N	6712 18TH AVE NW
10	125420	0695	5/23/06	\$465,000	1400	620	7	1927	3	5100	N	N	7042 27TH AVE NW
10	751850	1175	5/24/06	\$481,000	1400	420	7	1928	4	4080	N	N	7310 17TH AVE NW
10	444980	0595	9/6/07	\$540,000	1400	0	7	1925	4	4000	N	N	8344 25TH AVE NW
10	444980	0595	1/5/05	\$385,000	1400	0	7	1925	4	4000	N	N	8344 25TH AVE NW
10	285610	0170	9/19/06	\$469,000	1410	0	7	1902	3	5100	N	N	6534 25TH AVE NW
10	369390	1325	9/26/05	\$379,500	1420	0	7	1986	3	2500	N	N	2818 NW 67TH ST
10	285610	2355	7/17/06	\$445,000	1420	860	7	1916	3	3825	N	N	6804 28TH AVE NW
10	916510	0250	3/29/07	\$705,000	1420	750	7	1942	5	3880	N	N	7317 EARL AVE NW
10	751850	8315	12/14/06	\$625,000	1420	0	7	1911	4	5100	N	N	7353 JONES AVE NW
10	123200	1980	6/14/05	\$560,000	1420	790	7	1926	5	3840	N	N	7523 19TH AVE NW
10	751850	1865	10/26/07	\$542,000	1430	0	7	1923	4	5100	N	N	6527 16TH AVE NW
10	285610	1661	10/20/05	\$495,000	1430	590	7	1928	5	2600	N	N	6702 26TH AVE NW
10	751850	5030	4/27/05	\$425,000	1430	0	7	1929	4	5100	N	N	6714 21ST AVE NW
10	369390	1460	4/18/05	\$380,000	1440	0	7	1998	3	2500	N	N	2823 NW 67TH ST
10	444980	0165	9/20/05	\$475,000	1440	0	7	1946	4	3960	N	N	8336 EARL AVE NW
10	602150	0720	5/3/05	\$518,500	1440	0	7	1937	5	5025	N	N	8339 23RD AVE NW
10	751850	8800	5/22/07	\$670,000	1450	440	7	1925	5	5100	N	N	2353 NW 70TH ST
10	751850	6960	5/30/07	\$487,600	1450	0	7	1983	3	2550	N	N	6706 23RD AVE NW
10	369390	1290	10/7/05	\$497,000	1460	670	7	1928	5	4000	N	N	2813 NW 68TH ST
10	751850	4995	8/28/07	\$492,500	1460	0	7	1987	3	2550	N	N	6731 20TH AVE NW
10	751850	4995	10/14/05	\$400,000	1460	0	7	1987	3	2550	N	N	6731 20TH AVE NW
10	054600	0215	10/24/07	\$530,000	1460	0	7	1929	3	4005	N	N	8320 19TH AVE NW
10	369390	1160	5/18/07	\$605,000	1470	700	7	1925	5	5000	N	N	2856 NW 67TH ST
10	123200	0495	5/3/07	\$453,000	1470	0	7	1982	3	4800	N	N	7743 18TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	916510	0270	12/7/05	\$517,000	1490	190	7	1927	5	3880	N	N	7333 EARL AVE NW
10	444280	0220	7/24/06	\$610,000	1490	750	7	1966	3	5000	N	N	8317 29TH AVE NW
10	751850	5950	10/17/05	\$396,500	1500	0	7	1945	3	5100	N	N	7052 22ND AVE NW
10	287210	0575	6/27/05	\$499,900	1510	890	7	1916	5	5000	N	N	2822 NW 73RD ST
10	751850	1460	8/2/05	\$381,000	1510	290	7	1946	5	5100	N	N	6734 17TH AVE NW
10	285610	0270	2/27/06	\$393,600	1520	0	7	1900	5	4590	N	N	6511 25TH AVE NW
10	751850	1350	2/13/06	\$565,000	1520	0	7	1909	5	5100	N	N	7007 16TH AVE NW
10	602150	2920	6/21/06	\$500,000	1520	0	7	1937	3	4100	N	N	7741 23RD AVE NW
10	022503	9109	9/21/06	\$380,000	1530	0	7	1923	4	6450	N	N	7512 32ND AVE NW
10	123200	0840	6/19/06	\$492,500	1530	0	7	1911	4	4800	N	N	7736 17TH AVE NW
10	602150	0905	6/26/07	\$648,000	1530	420	7	1995	3	4249	N	N	8342 JONES AVE NW
10	330070	1371	3/27/07	\$395,000	1530	1080	7	1954	4	4000	N	N	8518 19TH AVE NW
10	751850	5660	5/10/05	\$490,000	1540	0	7	1926	4	5100	N	N	6726 22ND AVE NW
10	444380	0025	11/22/06	\$552,500	1540	0	7	1931	3	4076	N	N	8018 28TH AVE NW
10	751850	4445	3/28/05	\$480,000	1550	190	7	1946	5	5100	N	N	7347 19TH AVE NW
10	916410	0016	6/29/07	\$425,000	1580	200	7	1910	4	4080	N	N	7308 25TH AVE NW
10	751850	8050	12/26/06	\$520,000	1580	0	7	1913	4	5100	N	N	7316 JONES AVE NW
10	123200	1156	2/22/06	\$312,000	1580	0	7	1956	3	3330	N	N	7721 15TH AVE NW
10	123200	0695	10/10/05	\$465,000	1610	420	7	1912	5	4800	N	N	7723 17TH AVE NW
10	751850	0095	4/13/06	\$503,500	1630	0	7	1914	4	6630	N	N	6518 16TH AVE NW
10	054600	0940	10/4/05	\$506,000	1630	0	7	1937	4	4046	N	N	8038 20TH AVE NW
10	751850	5070	5/13/05	\$450,000	1650	350	7	1926	5	3672	N	N	6530 21ST AVE NW
10	751850	6285	2/13/06	\$595,950	1650	600	7	1915	5	5100	N	N	7332 23RD AVE NW
10	751850	1775	8/1/05	\$533,900	1680	0	7	1910	5	5100	N	N	6541 16TH AVE NW
10	123200	0630	8/9/06	\$439,950	1680	200	7	1944	4	4320	N	N	7710 18TH AVE NW
10	330070	0855	10/4/06	\$544,950	1690	900	7	1918	3	4000	N	N	8554 16TH AVE NW
10	120500	0050	4/25/07	\$630,000	1700	200	7	1940	3	5568	N	N	7538 31ST AVE NW
10	125420	0045	9/14/06	\$479,000	1710	540	7	1911	3	5500	N	N	7039 24TH AVE NW
10	330070	1320	3/20/06	\$560,000	1710	1050	7	1939	4	4000	N	N	8558 19TH AVE NW
10	330070	0185	3/14/05	\$454,000	1710	0	7	1928	3	4000	N	N	8735 19TH AVE NW
10	751850	6775	8/15/07	\$600,000	1720	120	7	1900	5	5100	N	N	6734 23RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	602150	2250	12/1/05	\$500,000	1720	190	7	1927	3	4000	N	N	8040 21ST AVE NW
10	751850	5410	6/18/07	\$423,500	1750	0	7	1914	4	4080	N	N	6520 22ND AVE NW
10	444380	0640	2/18/05	\$575,000	1760	0	7	1926	5	4365	N	N	7501 27TH AVE NW
10	123200	0015	8/14/07	\$541,500	1770	0	7	1995	3	4800	N	N	7752 20TH AVE NW
10	751850	6585	6/15/07	\$582,000	1780	0	7	1912	3	5100	N	N	7056 23RD AVE NW
10	751850	8115	10/3/06	\$585,000	1820	0	7	1907	4	5100	N	N	7350 JONES AVE NW
10	916410	0260	7/27/07	\$555,000	1820	140	7	1919	4	4250	N	N	7351 26TH AVE NW
10	751850	1240	11/30/06	\$602,000	1840	0	7	1912	4	5100	N	N	7044 17TH AVE NW
10	751850	6450	8/27/07	\$625,000	1860	750	7	1930	4	3825	N	N	7321 22ND AVE NW
10	369390	1150	2/20/07	\$425,000	1890	0	7	1910	3	5000	N	N	2852 NW 67TH ST
10	751850	2210	10/25/07	\$567,500	1890	0	7	1909	4	5202	N	N	6727 17TH AVE NW
10	444380	1745	10/29/07	\$564,950	1900	0	7	1940	4	5820	N	N	8012 25TH AVE NW
10	751850	0390	12/18/07	\$505,000	1920	0	7	1921	3	5100	N	N	6746 16TH AVE NW
10	369390	1780	9/15/06	\$535,000	1990	0	7	1911	3	5000	N	N	3040 NW 66TH ST
10	751850	2490	4/11/07	\$585,000	2000	0	7	1907	5	5100	N	N	7016 18TH AVE NW
10	751850	8490	6/1/06	\$520,000	2020	0	7	1901	5	5100	N	N	7046 24TH AVE NW
10	602150	3645	6/22/05	\$560,000	2020	0	7	1942	3	4056	N	N	7500 24TH AVE NW
10	287210	0500	11/20/07	\$800,000	2040	0	7	1922	4	7500	N	N	7303 28TH AVE NW
10	369390	1700	1/31/06	\$595,000	2050	0	7	1906	4	5000	N	N	3022 NW 66TH ST
10	444980	0480	8/2/05	\$600,000	2800	0	7	1998	3	7623	N	N	8302 26TH AVE NW
10	813270	0121	12/15/05	\$302,000	800	0	8	2005	3	2880	N	N	2818 NW 80TH ST
10	444380	1345	8/2/07	\$608,000	820	730	8	2006	3	4268	N	N	7559 26TH AVE NW
10	444380	1345	11/29/06	\$590,000	820	730	8	2006	3	4268	N	N	7559 26TH AVE NW
10	125420	1106	9/2/05	\$424,950	900	680	8	1946	5	3172	N	N	7002 28TH AVE NW
10	602150	3697	6/11/07	\$372,000	920	70	8	2006	3	1057	N	N	7534 A 24TH AVE NW
10	602150	3698	6/11/07	\$369,900	920	80	8	2006	3	904	N	N	7534 B 24TH AVE NW
10	602150	3696	6/7/07	\$354,900	920	90	8	2006	3	1061	N	N	7536 A 24TH AVE NW
10	602150	3695	8/3/07	\$349,900	920	90	8	2006	3	1061	N	N	7536 B 24TH AVE NW
10	602150	1590	8/3/06	\$440,000	920	0	8	1930	3	3500	N	N	8028 JONES AVE NW
10	444730	0120	8/17/06	\$455,750	970	970	8	1952	3	2220	N	N	8314 LOYAL WAY NW
10	602150	3930	7/23/07	\$587,000	1010	620	8	1948	5	4000	N	N	7531 22ND AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	4735	4/6/05	\$400,000	1030	210	8	1929	4	4080	N	N	7016 21ST AVE NW
10	444280	0105	9/9/05	\$423,950	1030	790	8	1955	3	4375	N	N	8316 29TH AVE NW
10	372780	0170	5/25/05	\$425,000	1040	0	8	1940	4	5000	N	N	3002 NW 75TH ST
10	369390	1035	2/14/07	\$489,950	1040	180	8	1951	3	5000	N	N	3055 NW 69TH ST
10	751850	4215	8/3/05	\$449,950	1050	0	8	1930	4	3300	N	N	1907 NW 73RD ST
10	751850	4850	11/22/06	\$569,950	1070	900	8	1951	4	4080	N	N	7041 20TH AVE NW
10	751850	2540	11/30/06	\$485,000	1080	560	8	1930	3	5100	N	N	7042 18TH AVE NW
10	602150	3920	4/4/06	\$493,500	1080	300	8	1949	3	4000	N	N	7539 22ND AVE NW
10	751850	3246	3/15/05	\$472,500	1100	0	8	1928	4	3825	N	N	1807 NW 73RD ST
10	287210	0235	6/22/07	\$565,000	1100	800	8	1948	4	5000	N	N	3006 NW 74TH ST
10	022503	9165	12/22/05	\$499,000	1110	870	8	1952	4	4200	N	N	7519 30TH AVE NW
10	022503	9165	1/6/05	\$429,500	1110	870	8	1952	4	4200	N	N	7519 30TH AVE NW
10	369390	1190	11/9/05	\$454,000	1120	700	8	1954	4	5000	N	N	2842 NW 67TH ST
10	444380	0480	4/2/07	\$490,000	1120	220	8	1953	3	3880	N	N	7509 EARL AVE NW
10	444380	1630	6/5/06	\$460,500	1160	920	8	1955	3	3880	N	N	8038 26TH AVE NW
10	444380	1350	6/19/07	\$570,000	1180	740	8	1951	3	3880	N	N	7555 26TH AVE NW
10	444280	0012	6/27/05	\$384,000	1200	400	8	2005	3	1311	N	N	8359 A 28TH AVE NW
10	444280	0011	7/25/05	\$387,995	1200	400	8	2005	3	1321	N	N	8359 B 28TH AVE NW
10	751850	1045	8/7/06	\$450,000	1210	640	8	1928	4	3672	N	N	7339 16TH AVE NW
10	022503	9168	12/7/07	\$510,000	1210	0	8	1956	3	5010	N	N	7533 28TH AVE NW
10	444380	0445	2/15/06	\$432,000	1220	500	8	1953	3	3880	N	N	7539 EARL AVE NW
10	123200	0039	9/19/06	\$550,000	1220	1220	8	1959	3	4320	N	N	7738 20TH AVE NW
10	123200	0475	12/28/07	\$510,000	1240	500	8	1962	3	3456	N	N	7735 18TH AVE NW
10	602150	3656	4/24/07	\$394,000	1250	80	8	2004	3	1064	N	N	7510 A 24TH AVE NW
10	022503	9169	3/22/07	\$435,000	1250	1250	8	1955	3	5010	N	N	7541 28TH AVE NW
10	751850	8680	5/25/07	\$490,000	1260	0	8	2006	3	5100	N	N	7022 24TH AVE NW
10	369390	0720	10/5/06	\$482,500	1270	470	8	2002	3	2500	N	N	2837 NW 69TH ST
10	369390	0715	3/14/06	\$485,000	1270	470	8	2002	3	2500	N	N	2839 NW 69TH ST
10	751850	0780	11/27/06	\$477,500	1280	1040	8	1956	5	5100	N	N	1514 NW 73RD ST
10	369390	2140	4/10/06	\$555,000	1290	790	8	2006	3	5000	N	N	2838 NW 65TH ST
10	369390	1590	5/11/05	\$476,500	1290	930	8	1964	4	5000	N	N	6602 30TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	444380	0555	7/19/07	\$575,000	1300	470	8	1963	3	3880	N	N	7548 EARL AVE NW
10	751850	2675	4/20/06	\$510,000	1310	0	8	1929	4	3825	N	N	7319 17TH AVE NW
10	602150	3659	12/26/06	\$390,000	1310	60	8	2004	3	1113	N	N	7508 A 24TH AVE NW
10	285610	0105	3/7/05	\$315,000	1318	0	8	2000	3	1306	N	N	6533 B 24TH AVE NW
10	125420	0905	8/2/07	\$595,007	1350	0	8	1931	4	3468	N	N	7024 EARL AVE NW
10	867540	0160	5/23/06	\$525,000	1350	400	8	1955	3	8040	N	N	8052 32ND AVE NW
10	602150	0975	6/9/05	\$532,000	1350	450	8	1928	5	4000	N	N	8349 JONES AVE NW
10	330070	1485	7/10/06	\$667,450	1350	1250	8	1954	3	6500	Y	N	8552 20TH AVE NW
10	751850	3230	5/15/07	\$535,000	1370	0	8	1928	4	3825	N	N	7045 18TH AVE NW
10	602150	3755	6/14/07	\$585,000	1400	770	8	1960	3	4000	N	N	7539 23RD AVE NW
10	758870	0280	6/29/05	\$420,000	1400	0	8	1929	3	4400	N	N	8340 16TH AVE NW
10	285610	0230	7/27/05	\$415,990	1410	0	8	2002	3	2448	N	N	6502 25TH AVE NW
10	602150	2430	1/10/05	\$427,100	1420	540	8	1950	4	5700	N	N	7757 21ST AVE NW
10	054600	0910	4/30/07	\$490,000	1430	0	8	1930	4	4005	N	N	1803 NW 83RD ST
10	602150	1607	2/2/05	\$446,600	1430	0	8	1930	3	4900	N	N	8040 JONES AVE NW
10	751850	2660	4/18/05	\$527,500	1450	250	8	1929	4	3825	N	N	7313 17TH AVE NW
10	751850	0810	6/9/06	\$442,500	1460	0	8	1996	3	2550	N	N	7316 16TH AVE NW
10	444330	0003	11/8/06	\$624,000	1480	1480	8	1947	4	5822	N	N	8361 LOYAL WAY NW
10	369390	1570	3/3/05	\$443,000	1510	1030	8	1965	3	5000	N	N	2851 NW 67TH ST
10	330070	1480	4/11/06	\$670,000	1520	860	8	1954	3	7994	Y	N	8560 20TH AVE NW
10	751850	5620	2/26/07	\$676,000	1550	0	8	1900	5	5100	N	N	6706 22ND AVE NW
10	123200	1919	3/14/05	\$575,000	1550	220	8	2002	3	6720	N	N	7508 20TH AVE NW
10	751850	5377	7/11/05	\$500,000	1560	0	8	1930	4	3544	N	N	6502 22ND AVE NW
10	602150	3040	8/7/07	\$621,000	1560	320	8	1930	3	4100	N	N	7750 JONES AVE NW
10	602150	1450	8/21/07	\$535,000	1560	250	8	1930	3	4500	N	N	8039 23RD AVE NW
10	444330	0095	7/25/06	\$825,000	1560	0	8	1917	4	5360	N	N	8336 32ND AVE NW
10	602150	1850	3/22/07	\$629,950	1580	430	8	1930	4	4000	N	N	8048 23RD AVE NW
10	602150	1850	12/29/05	\$539,950	1580	430	8	1930	4	4000	N	N	8048 23RD AVE NW
10	602150	2695	7/8/05	\$524,999	1600	360	8	1941	3	4700	N	N	7749 22ND AVE NW
10	054600	0220	10/25/05	\$450,000	1610	400	8	1928	3	4005	N	N	8314 19TH AVE NW
10	751850	6955	5/30/07	\$687,500	1630	850	8	2005	3	2500	N	N	2216 NW 67TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	751850	7025	7/28/05	\$492,000	1630	0	8	1909	3	5100	N	N	6536 23RD AVE NW
10	444730	0008	3/28/06	\$458,500	1680	270	8	2002	3	1963	N	N	8383 31ST AVE NW
10	369390	2060	6/4/06	\$680,000	1690	940	8	1920	5	5000	N	N	3002 NW 65TH ST
10	602150	2845	4/4/05	\$515,000	1710	400	8	1931	5	4100	N	N	7730 23RD AVE NW
10	369390	1740	1/12/06	\$730,000	1720	820	8	2005	3	5000	N	N	3030 NW 66TH ST
10	751850	7495	10/2/07	\$670,000	1720	570	8	2007	3	2040	N	N	6713 23RD AVE NW
10	120500	0155	3/14/06	\$570,000	1730	360	8	1948	3	5040	N	N	7551 31ST AVE NW
10	444380	1320	12/13/06	\$588,000	1750	1150	8	1959	3	5820	N	N	7542 27TH AVE NW
10	602150	2855	6/13/07	\$605,000	1760	240	8	1931	4	4100	N	N	7736 23RD AVE NW
10	054600	1070	6/25/07	\$619,995	1770	0	8	1931	3	4388	N	N	8061 19TH AVE NW
10	369390	0875	10/21/05	\$570,000	1780	0	8	1905	5	5000	N	N	3017 NW 69TH ST
10	751850	6745	11/5/07	\$616,000	1800	500	8	1990	3	5100	N	N	7016 23RD AVE NW
10	751850	6745	3/6/07	\$500,000	1800	500	8	1990	3	5100	N	N	7016 23RD AVE NW
10	751850	8615	10/24/05	\$484,000	1830	0	8	1990	3	5100	N	N	7019 JONES AVE NW
10	602150	3955	6/1/07	\$665,000	1830	0	8	2005	3	4000	N	N	7511 22ND AVE NW
10	751850	6016	3/8/05	\$570,000	1850	120	8	1930	4	3480	N	N	7055 21ST AVE NW
10	444380	0760	12/14/05	\$580,000	1860	580	8	2005	3	3880	N	N	7737 27TH AVE NW
10	602150	3700	2/10/05	\$488,000	1880	0	8	1952	3	4090	N	N	7538 24TH AVE NW
10	602150	1210	11/30/05	\$508,000	1920	0	8	1931	4	4000	N	N	8049 JONES AVE NW
10	751850	7620	7/27/07	\$769,950	2040	600	8	2007	3	2550	N	N	6742 JONES AVE NW
10	330070	1080	10/14/05	\$500,000	2070	1100	8	1956	4	4430	N	N	1614 NW 85TH ST
10	372780	0135	7/9/07	\$520,500	2070	100	8	1949	3	5250	N	N	7557 30TH AVE NW
10	805110	0025	6/8/07	\$735,000	2080	600	8	2001	3	4726	N	N	7729 30TH AVE NW
10	792760	0100	11/1/07	\$649,950	2090	600	8	1929	3	5875	N	N	7746 32ND AVE NW
10	751850	2020	2/20/06	\$550,000	2150	0	8	1999	3	5100	N	N	6522 18TH AVE NW
10	751850	7500	6/20/07	\$749,000	2150	720	8	2007	3	3570	N	N	6715 23RD AVE NW
10	751850	6910	10/8/07	\$789,000	2160	700	8	2004	3	2550	N	N	6711 22ND AVE NW
10	751850	6910	12/12/06	\$735,000	2160	700	8	2004	3	2550	N	N	6711 22ND AVE NW
10	444380	0380	7/7/05	\$486,500	2190	0	8	1995	3	4084	N	N	7534 28TH AVE NW
10	369390	0747	4/24/06	\$619,950	2270	0	8	2005	3	2500	N	N	2834 NW 68TH ST
10	369390	0745	4/24/06	\$607,500	2270	0	8	2005	3	2500	N	N	2836 NW 68TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(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
10	285610	0250	6/22/07	\$650,000	2470	0	8	2004	3	2550	N	N	6519 25TH AVE NW
10	745700	0005	7/27/05	\$730,000	2680	0	8	1918	4	8125	N	N	7702 30TH AVE NW
10	916410	0155	12/14/07	\$880,000	2768	980	8	2003	3	4750	N	N	7352 26TH AVE NW
10	287210	0065	12/19/07	\$705,000	1500	740	9	1929	5	5000	N	N	3042 NW 74TH ST
10	287210	0065	5/5/05	\$650,000	1500	740	9	1929	5	5000	N	N	3042 NW 74TH ST
10	125420	1215	7/18/05	\$720,000	1900	400	9	1912	5	5250	N	N	7202 28TH AVE NW
10	285610	1065	7/21/05	\$640,000	2060	0	9	1900	5	5100	N	N	6539 EARL AVE NW
10	602150	0255	2/18/05	\$600,000	2070	660	9	2001	3	3264	N	N	8329 21ST AVE NW
10	372780	0110	11/26/07	\$1,066,000	2160	1200	9	2006	3	6250	N	N	7540 30TH AVE NW
10	125420	0295	3/1/05	\$680,000	2210	1090	9	2004	3	5100	N	N	7033 25TH AVE NW
10	444730	0137	6/6/06	\$785,000	2440	840	9	2003	3	4000	N	N	8309 30TH AVE NW
10	285610	2375	3/6/06	\$825,000	2550	790	9	2006	3	3825	N	N	6706 28TH AVE NW
10	285610	2370	3/21/06	\$825,000	2550	790	9	2006	3	3825	N	N	6710 28TH AVE NW
10	444380	1018	10/17/05	\$592,000	2660	0	9	2005	3	3111	N	N	8053 26TH AVE NW
10	444380	0425	12/26/06	\$813,500	2670	0	9	2006	3	5820	N	N	7551 EARL AVE NW
10	369390	0505	5/24/06	\$785,000	2760	0	9	2006	3	5000	N	N	2817 NW 70TH ST
10	287210	1986	12/5/06	\$785,000	2830	0	9	2003	3	4500	N	N	3039 NW 71ST ST
10	287210	0540	6/20/06	\$803,000	2890	0	9	2002	3	5500	N	N	2810 NW 73RD ST
10	022503	9176	7/11/06	\$830,000	2900	0	9	2003	3	6840	N	N	7739 28TH AVE NW
10	444980	0110	4/12/07	\$907,000	3410	0	9	2004	3	3960	N	N	8325 EARL AVE NW
10	022503	9057	7/18/05	\$709,950	3440	0	9	2005	3	4169	N	N	8071 EARL AVE NW
10	022503	9178	8/1/05	\$720,000	3440	0	9	2005	3	4169	N	N	8073 EARL AVE NW
10	751850	7030	11/15/06	\$759,000	2030	600	10	2006	3	2550	N	N	6540 23RD AVE NW
10	751850	7055	1/9/07	\$759,000	2030	600	10	2006	3	2550	N	N	6550 23RD AVE NW
10	444280	0065	8/21/06	\$852,000	2270	810	10	2002	3	5000	N	N	8315 28TH AVE NW
10	751850	7050	1/10/07	\$882,000	2570	950	10	2006	3	5100	N	N	6546 23RD AVE NW
10	751850	7035	11/21/06	\$899,000	2760	910	10	2006	3	5100	N	N	6544 23RD AVE NW
10	120500	0230	4/4/06	\$949,000	3420	380	10	2006	3	4000	N	N	3110 NW 75TH ST

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	047600	0005	8/7/06	\$405,000	OBSOLESCENCE>0
1	047600	0015	8/25/06	\$792,000	TEARDOWN SALE
1	047600	0080	11/7/06	\$672,000	TEARDOWN SALE
1	047600	0110	11/22/05	\$600,000	TEARDOWN SALE
1	047600	0115	6/18/07	\$715,000	TEARDOWN SALE
1	047600	0270	12/1/06	\$750,000	OBSOLESCENCE>0
1	047600	0295	2/27/07	\$665,000	TEARDOWN SALE
1	047600	0320	5/25/06	\$625,000	TEARDOWN SALE
1	047600	0325	1/10/05	\$463,500	TEARDOWN SALE
1	117500	0061	10/25/06	\$505,500	RELOCATION - SALE TO SERVICE
1	117500	0465	7/14/06	\$170,725	QUIT CLAIM DEED
1	117500	0525	4/4/05	\$187,494	RELATED PARTY, FRIEND, OR NEIGHBOR
1	117500	0595	2/15/06	\$615,000	TEARDOWN SALE
1	117500	0660	7/13/07	\$83,739	STATEMENT TO DOR
1	117500	0740	7/26/05	\$486,000	OBSOLESCENCE>0
1	117500	0750	6/14/05	\$300,000	OBSOLESCENCE>0
1	117500	0765	2/14/06	\$425,000	OBSOLESCENCE>0
1	117500	1078	6/27/05	\$340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	0315	4/7/06	\$400,000	NON REPRESENTATIVE SALE
1	276760	0320	6/20/05	\$400,500	SEGREGATION AND/OR MERGER
1	276760	0400	6/27/05	\$30,000	DOR RATIO
1	276760	0515	3/8/05	\$250,000	TEARDOWN SALE
1	276760	0580	7/3/06	\$202,500	DOR RATIO
1	276760	0945	1/24/07	\$477,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	1010	2/25/06	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	1010	6/14/07	\$465,099	OBSOLESCENCE>0
1	276760	1010	7/26/06	\$418,000	FORCED SALE
1	276760	1210	2/21/07	\$640,000	DATA DOES NOT MATCH SALE
1	276760	1285	5/18/06	\$482,000	TEARDOWN SALE
1	276760	1290	11/21/05	\$670,000	TEARDOWN SALE
1	276760	1310	5/25/06	\$425,000	TEARDOWN SALE
1	276760	1320	11/9/06	\$523,000	MORE THAN 1 IMP
1	276760	1440	8/18/06	\$863,000	OBSOLESCENCE>0
1	276760	1525	8/17/06	\$630,000	OBSOLESCENCE>0
1	276760	1635	1/5/06	\$450,000	OBSOLESCENCE>0
1	276760	1655	5/24/07	\$650,000	TEARDOWN SALE
1	276760	1665	8/25/05	\$126,667	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	1944	12/5/07	\$650,000	PERCENT COMPLETE<100
1	276760	1945	12/1/05	\$359,950	TEARDOWN SALE
1	276760	1945	12/28/07	\$635,000	PERCENT COMPLETE<100
1	276760	2245	12/6/06	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	276760	2325	4/23/07	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	2485	10/25/07	\$285,110	MORE THAN 1 IMP
1	276760	2505	1/10/07	\$499,000	TEARDOWN SALE
1	276760	2645	11/17/06	\$430,000	OBSOLESCENCE>0

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276760	2685	11/27/06	\$642,500	OBSOLESCENCE>0
1	276760	2745	4/13/05	\$400,000	OBSOLESCENCE>0
1	276760	2835	1/5/06	\$325,000	TEARDOWN SALE
1	276760	2855	7/10/06	\$386,000	TEARDOWN SALE
1	276760	3030	5/18/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	3065	1/2/07	\$969,000	ACTIVE PERMIT BEFORE SALE>25,000
1	276760	3065	3/25/05	\$365,000	EXEMPT FROM EXCISE TAX
1	276760	3310	12/28/05	\$840,000	MULTI-PARCEL SALE
1	276760	3450	7/21/05	\$326,000	TEARDOWN SALE
1	276760	3475	2/7/05	\$300,000	TEARDOWN SALE
1	276760	3475	12/11/06	\$550,000	PERCENT COMPLETE<100
1	276760	3540	11/21/05	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	3550	8/13/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	3615	3/29/06	\$635,000	TEARDOWN SALE
1	276760	3790	10/15/07	\$444,000	TEARDOWN SALE
1	276760	3960	7/26/06	\$625,000	TEARDOWN SALE
1	276760	3963	12/12/07	\$420,000	PERCENT COMPLETE<100
1	276760	4213	12/22/06	\$385,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	4214	1/4/07	\$421,027	CHANGE OF USE
1	276760	4215	1/9/07	\$430,000	CHANGE OF USE
1	276760	4252	8/25/05	\$400,000	TEARDOWN SALE
1	276760	4345	12/7/05	\$610,000	TEARDOWN SALE
1	276760	4350	7/27/07	\$650,000	TEARDOWN SALE
1	276760	4410	5/30/07	\$680,000	TEARDOWN SALE
1	276760	4476	8/2/06	\$80,995	QUIT CLAIM DEED
1	276760	4480	7/12/06	\$41,000	NON REPRESENTATIVE SALE
1	276760	4560	12/12/05	\$610,000	TEARDOWN SALE
1	276760	4585	2/14/07	\$539,900	PERCENT COMPLETE<100
1	276760	4586	9/20/06	\$565,000	PERCENT COMPLETE<100
1	276760	4587	2/6/07	\$539,900	PERCENT COMPLETE<100
1	276760	4588	2/1/07	\$550,100	PERCENT COMPLETE<100
1	276760	4590	1/23/07	\$540,900	PERCENT COMPLETE<100
1	276760	4591	3/7/07	\$539,000	PERCENT COMPLETE<100
1	276760	4592	2/15/07	\$539,950	PERCENT COMPLETE<100
1	276760	4593	2/20/07	\$539,900	PERCENT COMPLETE<100
1	276760	4600	6/6/05	\$440,000	TEARDOWN SALE
1	276760	4611	5/24/07	\$216,904	QUIT CLAIM DEED
1	276760	4705	5/22/06	\$625,000	TEARDOWN SALE
1	276760	4725	8/27/07	\$700,000	TEARDOWN SALE
1	276760	4730	8/29/07	\$700,000	TEARDOWN SALE
1	276760	5113	10/5/07	\$459,950	RELOCATION - SALE TO SERVICE
1	276760	5165	6/29/06	\$789,000	DATA DOES NOT MATCH SALE
1	276770	0023	12/21/05	\$399,950	RELOCATION - SALE TO SERVICE
1	276770	1475	2/22/05	\$445,000	TEARDOWN SALE
1	276770	1475	11/16/06	\$374,500	PERCENT COMPLETE<100

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276770	1476	12/12/06	\$384,500	PERCENT COMPLETE<100
1	276770	1477	12/12/06	\$385,000	PERCENT COMPLETE<100
1	276770	1478	12/11/06	\$386,750	PERCENT COMPLETE<100
1	276770	1525	6/14/05	\$315,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	424290	0005	1/10/07	\$522,800	OBSOLESCENCE>0
1	424290	0025	3/23/05	\$352,500	OBSOLESCENCE>0
1	424290	0045	4/27/05	\$430,000	OBSOLESCENCE>0
1	424290	0045	4/13/06	\$475,000	RELOCATION - SALE TO SERVICE
1	424290	0045	4/11/06	\$475,000	RELOCATION - SALE TO SERVICE
1	424290	0130	7/17/06	\$445,000	OBSOLESCENCE>0
1	424290	0205	6/7/06	\$386,500	MORE THAN 1 IMP
1	424290	0205	8/21/07	\$639,500	MORE THAN 1 IMP
1	424290	0245	6/20/05	\$445,000	OBSOLESCENCE>0
1	424290	0255	6/29/06	\$529,950	OBSOLESCENCE>0
1	424290	0255	11/9/05	\$445,000	OBSOLESCENCE>0
1	424290	0270	5/3/06	\$415,000	OBSOLESCENCE>0
1	424290	0311	12/30/05	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	424290	0335	8/25/06	\$795,000	OBSOLESCENCE>0
1	424290	0365	6/30/06	\$508,000	OBSOLESCENCE>0
1	424290	0375	7/11/07	\$582,500	OBSOLESCENCE>0
1	424290	0380	11/21/06	\$599,999	OBSOLESCENCE>0
1	755080	0055	1/7/05	\$255,000	PARTIAL INTEREST SALE
1	755080	0085	10/26/05	\$405,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	755080	0140	11/18/06	\$562,000	OBSOLESCENCE>0
1	755080	0425	10/11/05	\$393,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	755080	1050	6/12/07	\$21,554	RELATED PARTY, FRIEND, OR NEIGHBOR
10	022503	9028	7/16/07	\$42,000	QUIT CLAIM DEED
10	022503	9108	6/29/05	\$680,000	NON REPRESENTATIVE SALE
10	022503	9118	10/3/06	\$46,335	RELATED PARTY, FRIEND, OR NEIGHBOR
10	022503	9118	9/7/05	\$14,941	RELATED PARTY, FRIEND, OR NEIGHBOR
10	022503	9139	1/28/05	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	022503	9161	2/1/05	\$88,866	STATEMENT TO DOR
10	054600	0035	7/7/06	\$550,000	TEARDOWN SALE
10	054600	0155	12/9/05	\$510,000	OBSOLESCENCE>0
10	054600	0390	8/29/05	\$390,000	OBSOLESCENCE>0
10	054600	0960	8/24/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	120500	0225	4/11/05	\$390,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	120500	0230	1/11/05	\$315,000	TEARDOWN SALE
10	123200	0065	4/11/07	\$192,318	PARTIAL INTEREST SALE
10	123200	0130	1/14/05	\$73,750	PARTIAL INTEREST SALE
10	123200	0925	7/26/05	\$371,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1340	3/28/05	\$300,000	TEARDOWN SALE
10	123200	1350	3/13/07	\$730,000	MULTI-PARCEL SALE
10	123200	1680	8/23/05	\$106,693	RELATED PARTY, FRIEND, OR NEIGHBOR
10	123200	1690	6/28/07	\$232,589	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	123200	1845	3/17/05	\$194,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	123200	1910	10/14/05	\$395,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1925	9/14/05	\$185,790	QUIT CLAIM DEED
10	125420	0245	5/4/05	\$420,125	RELOCATION - SALE TO SERVICE
10	125420	0490	11/28/05	\$448,950	RELATED PARTY, FRIEND, OR NEIGHBOR
10	125420	1190	5/24/05	\$135,798	RELATED PARTY, FRIEND, OR NEIGHBOR
10	285610	0770	12/4/06	\$436,150	UNFINISHED AREA>0
10	285610	1005	7/6/05	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	1025	7/15/05	\$229,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	1130	7/18/06	\$500,000	OBSOLESCENCE>0
10	285610	1270	1/23/06	\$600,000	TEARDOWN SALE
10	285610	1280	1/23/06	\$615,000	TEARDOWN SALE
10	285610	1620	2/22/07	\$16,200	QUIT CLAIM DEED
10	285610	1640	2/21/05	\$97,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	285610	1855	8/24/07	\$1,140,000	PERCENT COMPLETE<100
10	285610	1855	4/14/06	\$376,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	2231	1/23/06	\$439,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	0705	5/11/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	1416	5/27/05	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	2391	10/3/05	\$170,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	330070	0405	3/13/07	\$123,614	QUIT CLAIM DEED
10	330070	0570	4/19/05	\$280,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	330070	0877	5/11/06	\$230,000	PERCENT COMPLETE<100
10	330070	0880	1/13/06	\$225,000	PERCENT COMPLETE<100
10	330070	1250	6/15/06	\$600,000	TEARDOWN SALE
10	330070	1495	4/25/07	\$380,500	TEARDOWN SALE
10	330070	1505	1/24/05	\$510,000	MORE THAN 1 IMP
10	369390	0125	8/29/05	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	0505	3/7/05	\$203,000	TEARDOWN SALE
10	369390	0720	10/3/06	\$482,500	RELOCATION - SALE TO SERVICE
10	369390	0755	4/1/05	\$359,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	0915	3/2/07	\$219,482	RELATED PARTY, FRIEND, OR NEIGHBOR
10	369390	1150	10/29/07	\$664,950	ACTIVE PERMIT BEFORE SALE>25,000
10	369390	1670	4/27/05	\$379,922	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	1740	1/10/05	\$395,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	2060	4/5/05	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	2140	6/29/05	\$347,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0080	10/24/05	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0095	5/14/07	\$599,950	DATA DOES NOT MATCH SALE
10	372780	0110	2/16/06	\$410,000	TEARDOWN SALE
10	444280	0035	8/20/07	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444280	0125	9/22/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444280	0140	7/7/05	\$318,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444330	0079	4/18/07	\$200,000	DOR RATIO
10	444380	0425	7/23/05	\$289,000	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	444380	0545	3/10/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0740	2/22/07	\$575,000	DATA DOES NOT MATCH SALE
10	444380	0760	3/28/05	\$370,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0960	4/27/05	\$319,550	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	1080	1/25/06	\$237,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	1345	3/9/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	1505	11/30/07	\$200,000	NON REPRESENTATIVE SALE
10	444380	1665	6/21/06	\$250,000	TEARDOWN SALE
10	444730	0075	10/14/05	\$440,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444980	0045	8/2/05	\$349,900	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	0025	4/17/05	\$376,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	0100	12/27/07	\$530,000	OBSOLESCENCE>0
10	602150	0255	2/12/05	\$600,000	RELOCATION - SALE TO SERVICE
10	602150	0780	12/29/05	\$442,500	RELOCATION - SALE TO SERVICE
10	602150	1360	8/24/05	\$263,642	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	1850	3/22/07	\$629,950	RELOCATION - SALE TO SERVICE
10	602150	2105	4/27/05	\$417,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	2230	11/1/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	2395	5/11/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	2955	10/26/05	\$113,263	QUIT CLAIM DEED
10	602150	3695	8/22/05	\$470,000	TEARDOWN SALE
10	602150	3700	9/8/06	\$580,000	TEARDOWN SALE
10	602150	3705	1/8/07	\$500,000	TEARDOWN SALE
10	630940	0020	8/13/05	\$375,000	STATEMENT TO DOR
10	630940	0043	11/9/06	\$182,222	QUIT CLAIM DEED
10	638250	0065	10/16/05	\$700,000	OBSOLESCENCE>0
10	638250	0065	10/16/05	\$700,000	QUIT CLAIM DEED
10	751850	0170	11/29/05	\$110,000	QUIT CLAIM DEED
10	751850	0780	5/18/05	\$419,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	1160	4/20/05	\$580,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	1440	11/15/06	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	1470	7/25/05	\$410,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	1820	6/30/06	\$900,000	TEARDOWN SALE
10	751850	1900	4/6/05	\$418,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	2270	5/12/06	\$576,100	RELOCATION - SALE TO SERVICE
10	751850	2310	7/26/06	\$210,500	DOR RATIO
10	751850	2490	8/2/05	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	2615	4/21/06	\$51,876	QUIT CLAIM DEED
10	751850	2780	2/17/05	\$280,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	3170	12/5/05	\$400,000	MORE THAN 1 IMP
10	751850	3260	7/13/05	\$2,640	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	3440	1/18/06	\$421,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	3480	8/15/05	\$117,314	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	3480	9/13/05	\$163,729	STATEMENT TO DOR
10	751850	3495	11/30/06	\$425,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	751850	4785	2/26/07	\$59,771	DOR RATIO
10	751850	4825	8/24/05	\$383,000	EXEMPT FROM EXCISE TAX
10	751850	4850	4/10/06	\$407,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	5130	5/1/06	\$330,000	TEARDOWN SALE
10	751850	5130	6/2/05	\$300,000	TEARDOWN SALE
10	751850	5240	7/5/07	\$486,000	ACTIVE PERMIT BEFORE SALE>25,000
10	751850	5710	10/18/05	\$540,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	6250	2/1/06	\$107,529	QUIT CLAIM DEED
10	751850	6955	4/2/05	\$2,500	QUIT CLAIM DEED
10	751850	6955	3/3/05	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	7035	7/27/05	\$360,000	DOR RATIO
10	751850	7050	7/27/05	\$360,000	TEARDOWN SALE
10	751850	7265	10/20/05	\$700,000	QUIT CLAIM DEED
10	751850	7445	6/2/05	\$461,500	RELOCATION - SALE TO SERVICE
10	751850	7495	3/16/06	\$135,000	DOR RATIO
10	751850	7500	3/16/06	\$230,000	DOR RATIO
10	751850	7500	1/25/06	\$329,000	TEARDOWN SALE
10	751850	7620	11/17/06	\$260,000	DOR RATIO
10	751850	8050	6/25/07	\$719,900	DATA DOES NOT MATCH SALE
10	751850	8680	9/19/05	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	8919	9/20/05	\$107,725	QUIT CLAIM DEED
10	752250	0065	12/11/06	\$204,965	QUIT CLAIM DEED
10	752250	0105	9/11/06	\$550,000	TEARDOWN SALE
10	813270	0065	6/12/06	\$270,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	867540	0075	8/25/06	\$251,256	QUIT CLAIM DEED
10	916410	0035	2/2/07	\$153,527	QUIT CLAIM DEED
10	916410	0105	3/23/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	916410	0130	5/2/05	\$201,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	916510	0380	3/16/07	\$817,500	DATA DOES NOT MATCH SALE

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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(206) 296-5195 FAX (206) 296-0595

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<http://www.kingcounty.gov/assessor/>

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