

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 624

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$255,500	\$264,400	\$519,900	\$579,900	89.7%	11.82%
2008 Value	\$280,900	\$291,700	\$572,600	\$579,900	98.7%	11.78%
Change	+\$25,400	+\$27,300	+\$52,700		+9.0%	-0.04%
% Change	+9.9%	+10.3%	+10.1%		+10.0%	-0.34%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.04% and -0.34% represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$274,900	\$234,000	\$508,900
2008 Value	\$302,200	\$259,700	\$561,900
Percent Change	+9.9%	+11.0%	+10.4%

Number of one to three unit residences in the Population: 3,895

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Townhomes were also at a higher assessment ratio than other parcels and the formula adjusts these upward less than others.

The formula adjusts for these differences thus improving equalization.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	104	16.67%
1920	82	13.14%
1930	162	25.96%
1940	26	4.17%
1950	33	5.29%
1960	14	2.24%
1970	13	2.08%
1980	8	1.28%
1990	27	4.33%
2000	37	5.93%
2007	118	18.91%
	624	

Population		
Year Built/Ren	Frequency	% Population
1910	911	23.39%
1920	628	16.12%
1930	1031	26.47%
1940	140	3.59%
1950	229	5.88%
1960	125	3.21%
1970	95	2.44%
1980	75	1.93%
1990	183	4.70%
2000	184	4.72%
2007	294	7.55%
	3895	

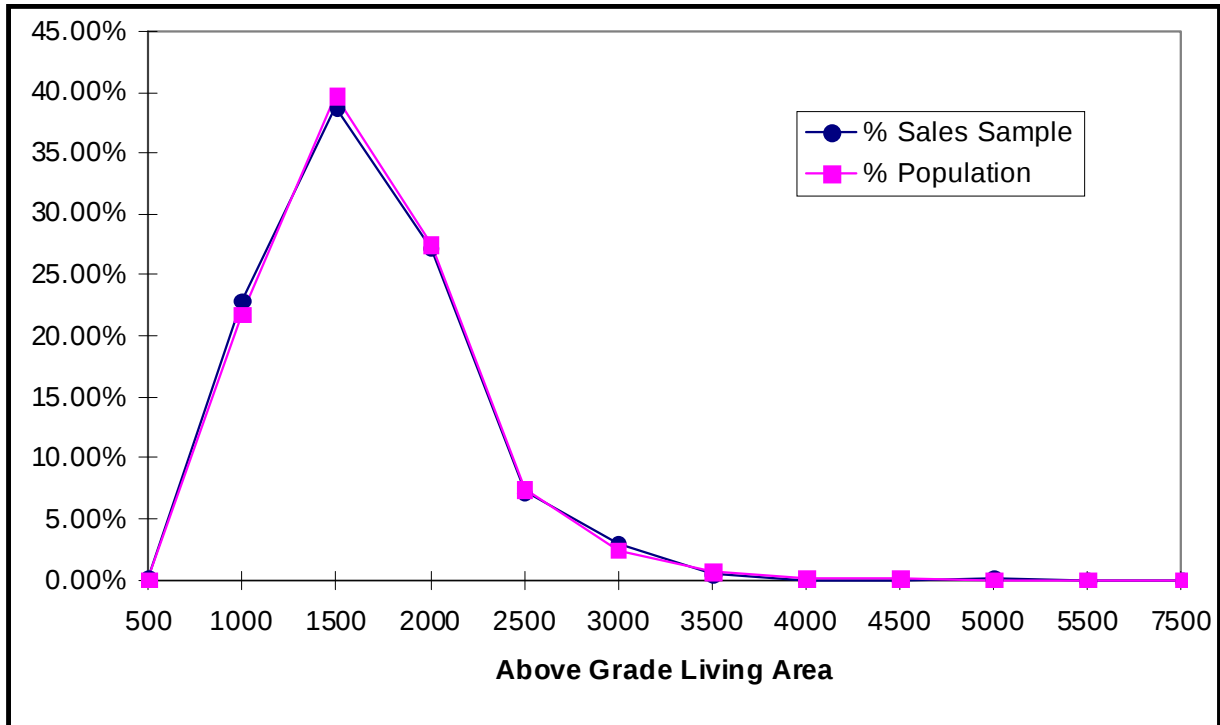


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.16%
1000	143	22.92%
1500	242	38.78%
2000	170	27.24%
2500	45	7.21%
3000	19	3.04%
3500	3	0.48%
4000	0	0.00%
4500	0	0.00%
5000	1	0.16%
5500	0	0.00%
7500	0	0.00%
	624	

Population		
AGLA	Frequency	% Population
500	3	0.08%
1000	849	21.80%
1500	1548	39.74%
2000	1072	27.52%
2500	289	7.42%
3000	96	2.46%
3500	26	0.67%
4000	5	0.13%
4500	5	0.13%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3895	

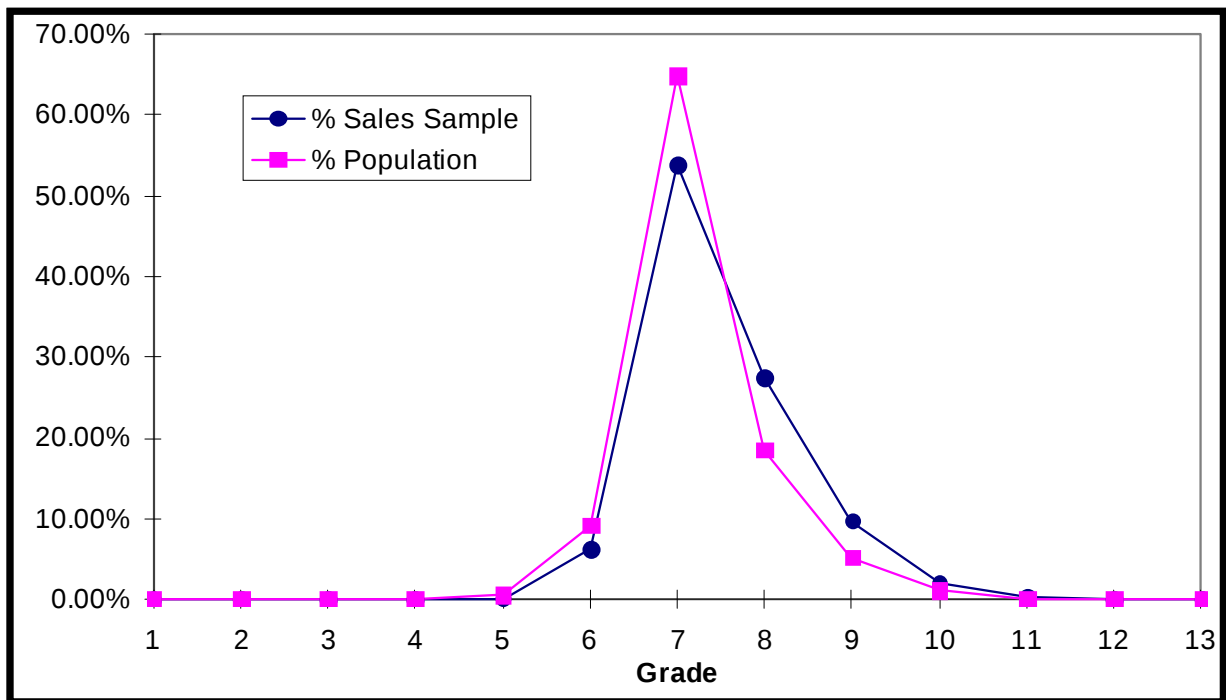


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

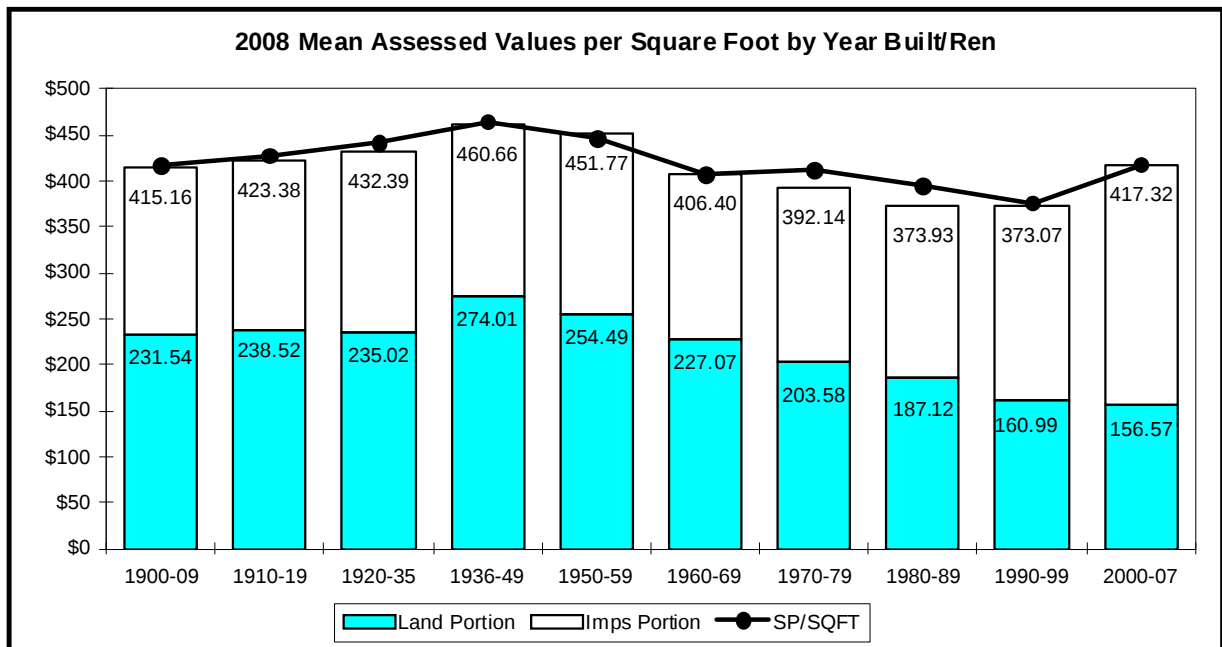
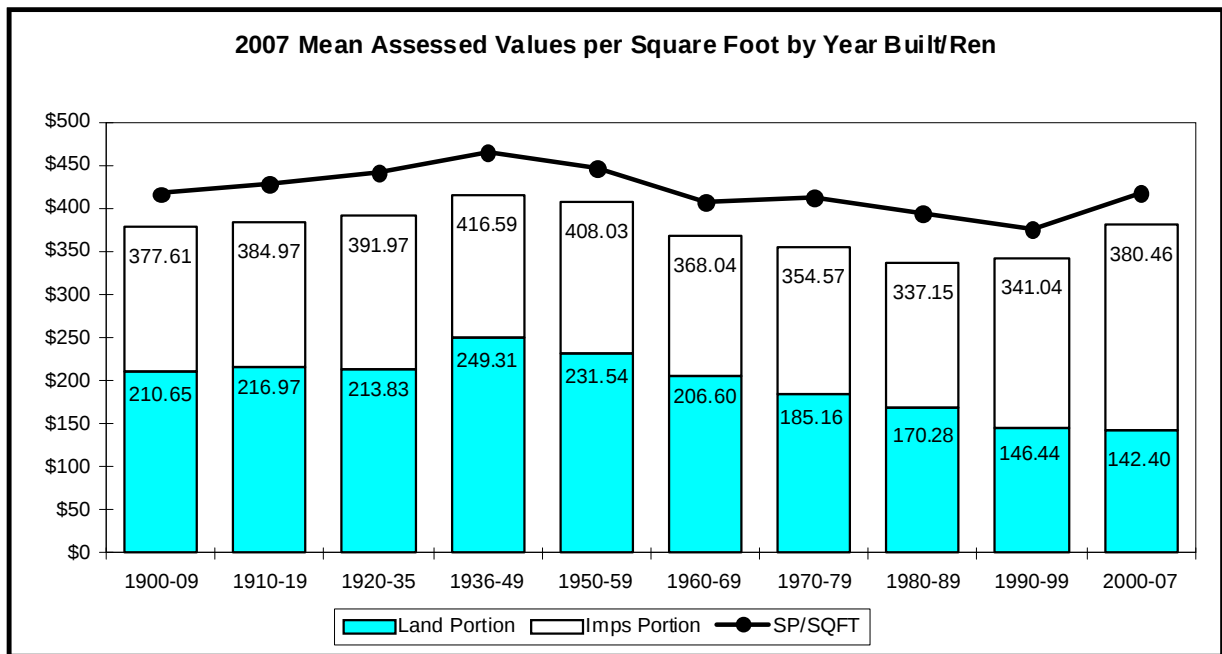
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.16%
6	39	6.25%
7	336	53.85%
8	172	27.56%
9	61	9.78%
10	13	2.08%
11	2	0.32%
12	0	0.00%
13	0	0.00%
624		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	24	0.62%
6	359	9.22%
7	2528	64.90%
8	724	18.59%
9	207	5.31%
10	46	1.18%
11	7	0.18%
12	0	0.00%
13	0	0.00%
3895		



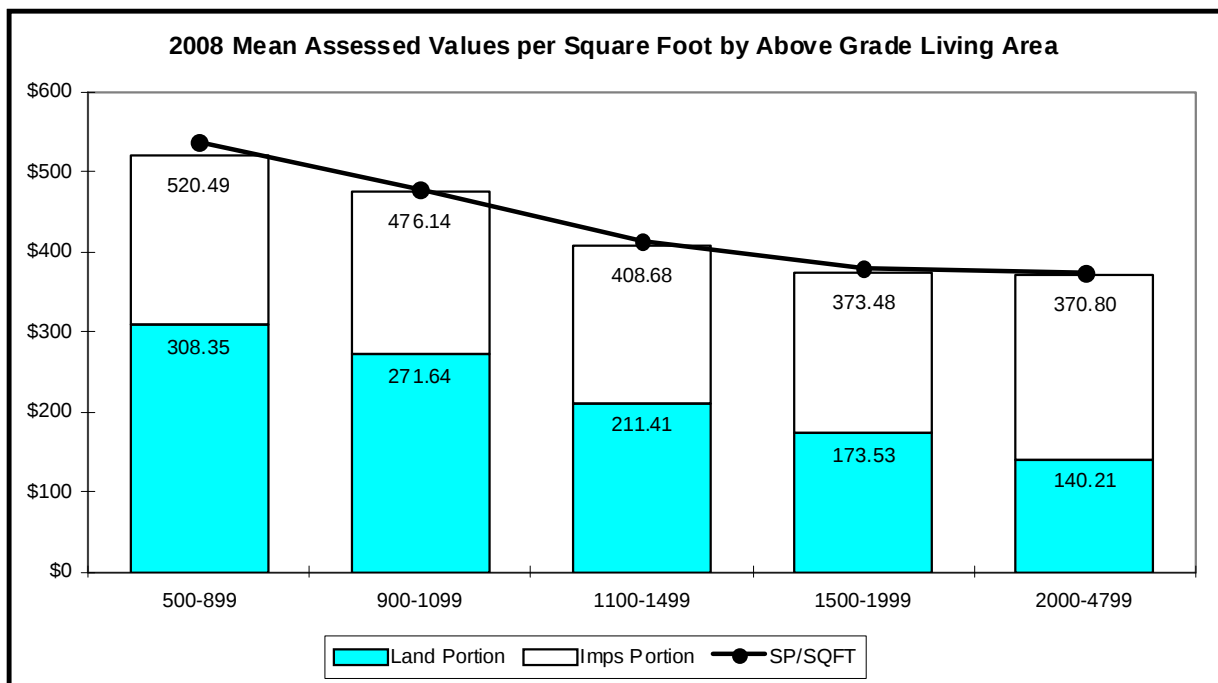
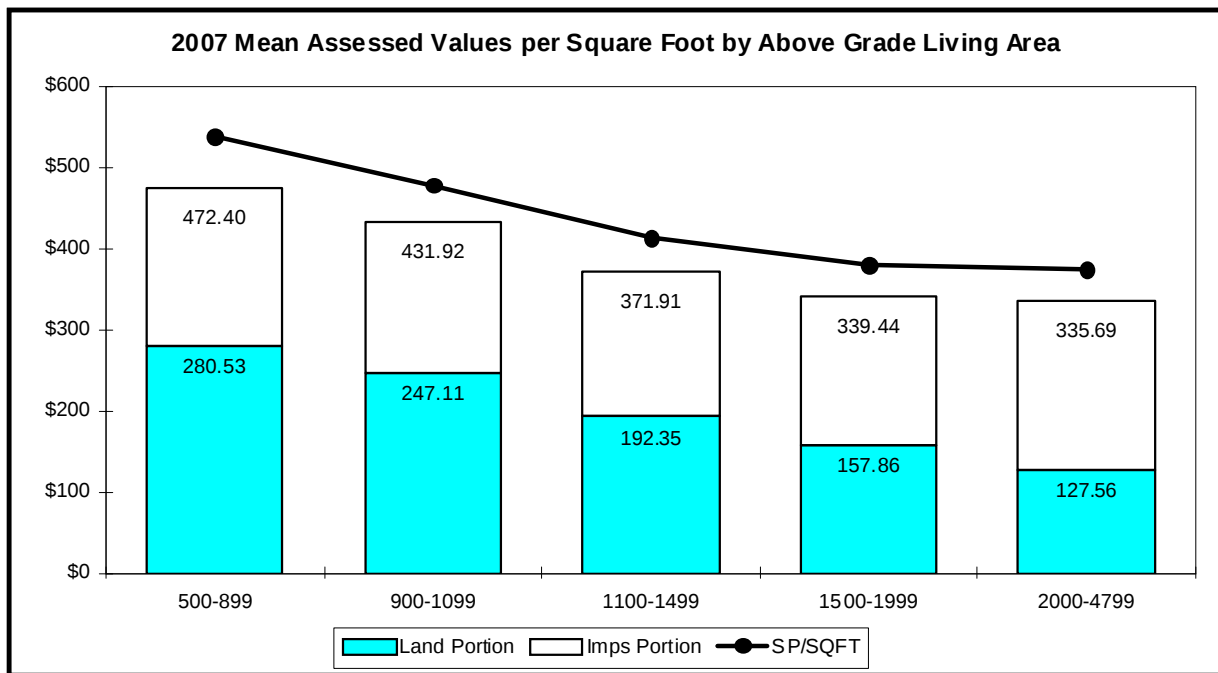
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



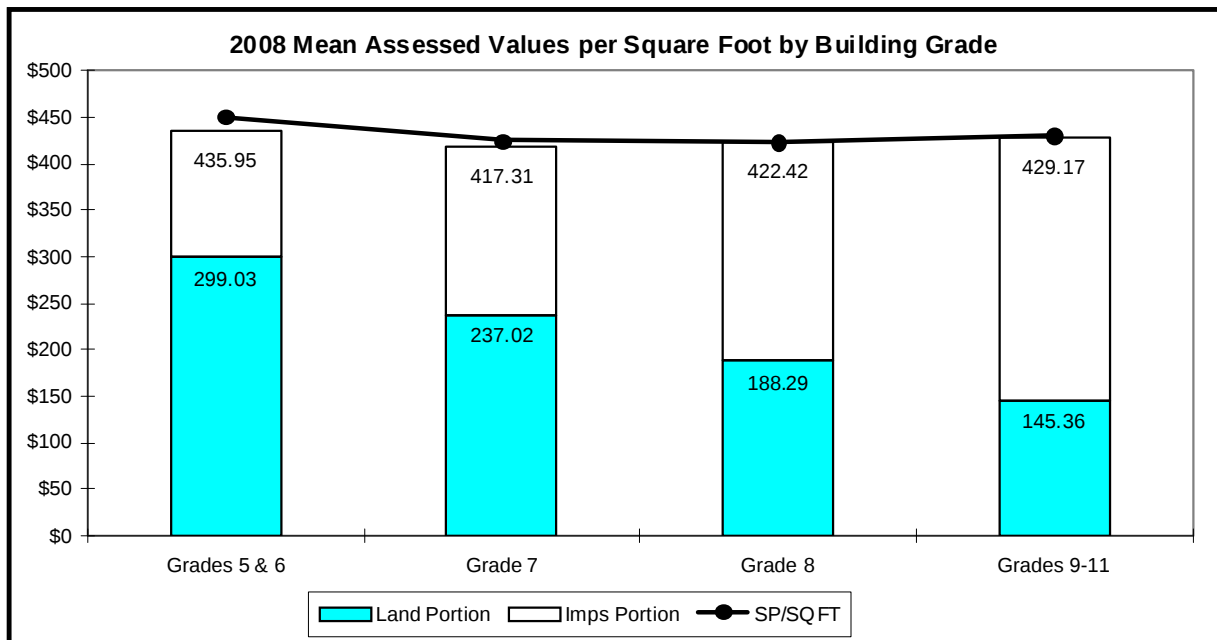
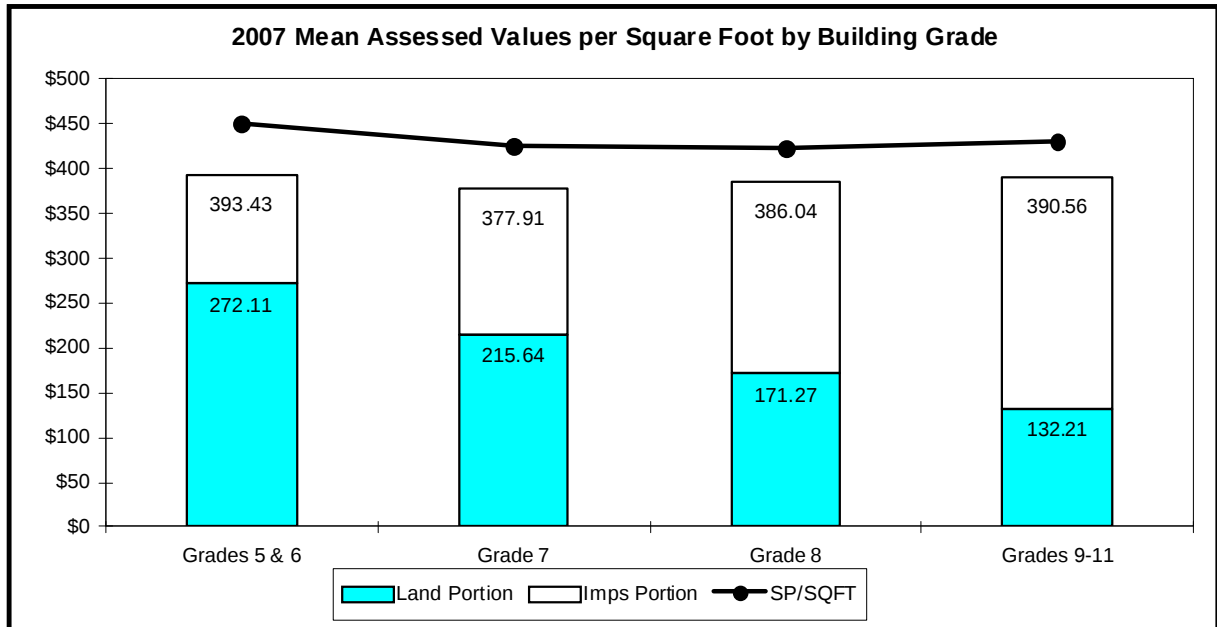
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

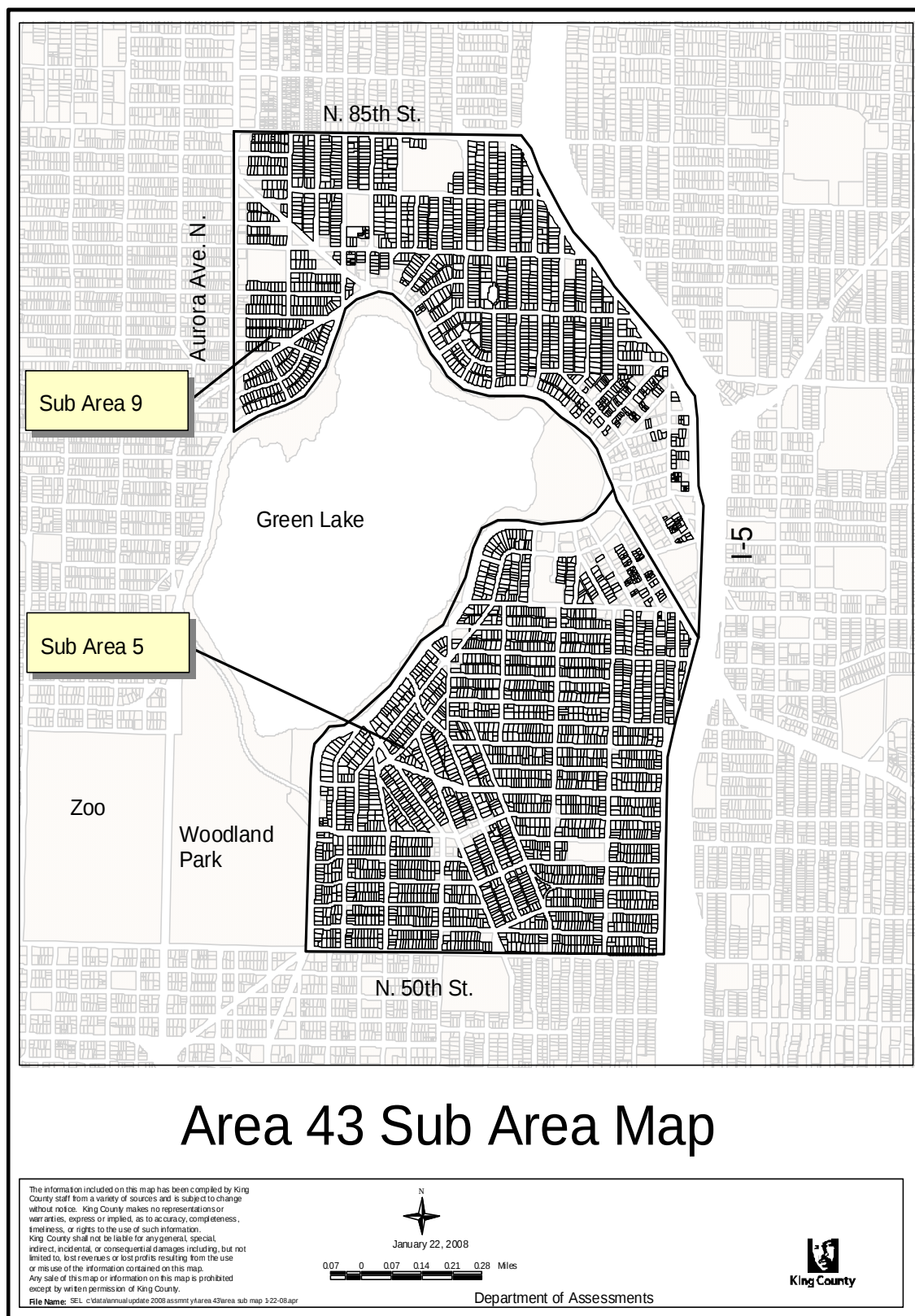


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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



Annual Update Process

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. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2007
6. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. 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:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.101, \text{ with the result rounded down to the next } \$1,000.$$

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, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 624 usable residential sales in the area.

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

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Townhomes were also at a higher assessment ratio than other parcels and the formula adjusts these upward less than others.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} / [0.9007578 + (0.02279215 \text{ if a Townhome}) + (0.02306868 \text{ if Very Good})]$$

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.

- 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 * 1.101 – 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 * 1.101 – 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 43 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.02%

Very Good	Yes
% Adjustment	-2.77%
Townhome	Yes
% Adjustment	-2.74%

Comments

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

For instance, homes in very good condition would *approximately* receive a 8.25% upward adjustment (11.02% - 2.77%). 464 parcels in the improved population would receive this adjustment. There were 98 sales.

177 parcels are townhomes. There were 80 sales of this type of property.

There were no properties that would receive a multiple upward variable adjustment.

84% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 43 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 0.987.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	1	0.845	0.936	10.7%	NA	NA
6	39	0.874	0.968	10.8%	0.922	1.014
7	336	0.887	0.979	10.4%	0.966	0.992
8	172	0.913	1.000	9.5%	0.983	1.016
9	61	0.917	1.009	10.0%	0.980	1.038
10	13	0.870	0.964	10.8%	0.896	1.033
11	2	0.831	0.922	11.0%	0.783	1.061
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	96	0.900	0.989	9.9%	0.967	1.010
1910-1919	81	0.899	0.988	9.9%	0.963	1.013
1920-1935	179	0.887	0.977	10.2%	0.959	0.995
1936-1949	46	0.897	0.992	10.6%	0.955	1.028
1950-1959	18	0.906	1.003	10.7%	0.945	1.062
1960-1969	14	0.908	1.003	10.5%	0.929	1.078
1970-1979	8	0.879	0.971	10.5%	0.887	1.055
1980-1989	25	0.861	0.955	10.9%	0.900	1.011
1990-1999	37	0.895	0.981	9.6%	0.944	1.019
2000-2007	120	0.910	1.002	10.1%	0.980	1.023
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	3	0.756	0.838	10.9%	0.734	0.941
Average	302	0.898	0.990	10.3%	0.977	1.004
Good	221	0.887	0.984	10.9%	0.968	1.000
Very Good	98	0.914	0.989	8.2%	0.969	1.009
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	219	0.896	0.991	10.5%	0.975	1.006
1.5	193	0.883	0.973	10.2%	0.957	0.989
2	156	0.906	0.997	10.0%	0.978	1.016
2.5	12	0.945	1.027	8.6%	0.955	1.099
3	44	0.904	0.985	8.9%	0.948	1.023

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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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.

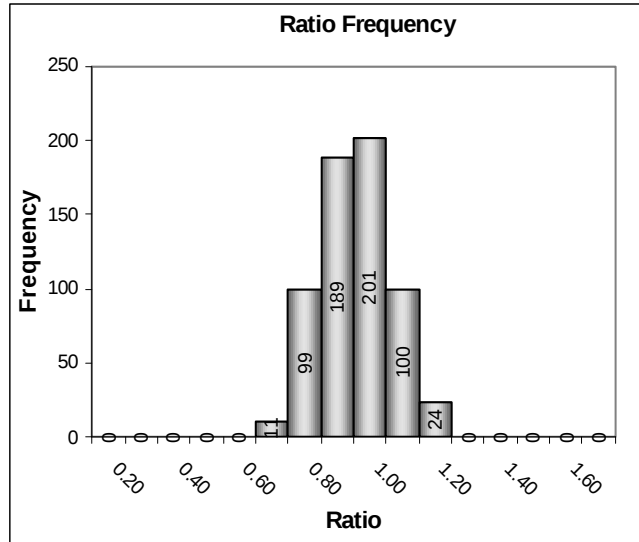
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
500-899	63	0.878	0.967	10.2%	0.939	0.995
900-1099	143	0.905	0.998	10.2%	0.979	1.016
1100-1499	174	0.900	0.989	9.9%	0.970	1.007
1500-1999	173	0.894	0.983	10.0%	0.966	1.000
2000-4799	71	0.895	0.989	10.5%	0.960	1.019
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	586	0.898	0.989	10.1%	0.980	0.999
Yes	38	0.874	0.965	10.4%	0.929	1.001
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	624	0.897	0.987	10.1%	0.978	0.997
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.
5	368	0.891	0.981	10.1%	0.970	0.993
9	256	0.904	0.996	10.2%	0.981	1.011
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
600-2199	85	0.914	0.990	8.3%	0.964	1.015
2200-2999	26	0.891	0.983	10.4%	0.929	1.037
3000-3999	209	0.889	0.980	10.3%	0.964	0.996
4000-5999	240	0.900	0.993	10.4%	0.978	1.008
6000-8499	64	0.893	0.986	10.4%	0.957	1.015
Townhome	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	544	0.894	0.987	10.4%	0.977	0.997
Yes	80	0.913	0.988	8.2%	0.961	1.014

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 1/22/2008	Sales Dates: 1/2005 - 12/2007
Area Green Lake	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	624
Mean Assessed Value	519,900
Mean Sales Price	579,900
Standard Deviation AV	157,300
Standard Deviation SP	186,533
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.907
Median Ratio	0.907
Weighted Mean Ratio	0.897
UNIFORMITY	
Lowest ratio	0.667
Highest ratio:	1.164
Coefficient of Dispersion	9.67%
Standard Deviation	0.107
Coefficient of Variation	11.82%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.893
Upper limit	0.920
95% Confidence: Mean	
Lower limit	0.899
Upper limit	0.916
SAMPLE SIZE EVALUATION	
N (population size)	3895
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.107
Recommended minimum:	18
Actual sample size:	624
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	314
# ratios above mean:	310
z:	0.160
Conclusion:	Normal*
*i.e. no evidence of non-normality	



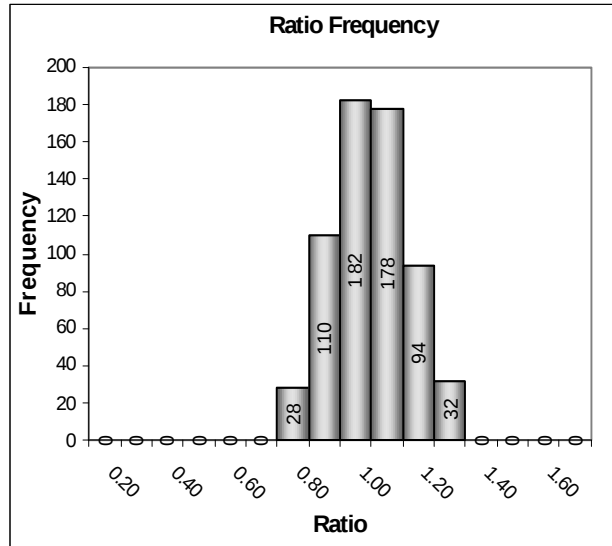
COMMENTS:

1 to 3 Unit Residences throughout area 43

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW/ Team - 4	Lien Date: 01/01/2008	Date of Report: 1/22/2008	Sales Dates: 1/2005 - 12/2007
Area Green Lake	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	624		
Mean Assessed Value	572,600		
Mean Sales Price	579,900		
Standard Deviation AV	173,742		
Standard Deviation SP	186,533		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.997		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.733		
Highest ratio:	1.291		
Coefficient of Dispersion	9.65%		
Standard Deviation	0.118		
Coefficient of Variation	11.78%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.012		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3895		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	624		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	317		
# ratios above mean:	307		
z:	0.400		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 43

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955120	2340	3/22/07	\$375,000	820	0	5	1900	3	2440	N	N	5531 CANFIELD PL N
5	125720	0880	3/3/06	\$345,000	660	0	6	1947	4	3060	N	N	2349 N 64TH ST
5	385690	4970	1/27/05	\$388,000	730	390	6	1921	4	4284	N	N	326 NE 55TH ST
5	955020	4510	7/2/07	\$385,000	750	0	6	1914	3	3060	N	N	147 NE 52ND ST
5	125720	0380	6/13/07	\$360,000	780	180	6	1925	4	2496	N	N	102 NE 60TH ST
5	385690	0070	6/9/05	\$370,500	790	260	6	1924	4	3000	N	N	415 NE 60TH ST
5	955020	2880	3/17/06	\$367,000	800	140	6	1919	3	4080	N	N	337 NE 54TH ST
5	955120	0750	10/12/06	\$565,000	840	420	6	1926	4	3000	Y	N	5835 WOODLAWN AVE N
5	952310	0205	7/30/07	\$499,951	840	0	6	1916	4	3000	N	N	1413 N 53RD ST
5	952810	5380	4/20/07	\$455,000	840	0	6	1932	4	3000	N	N	6527 CHAPIN PL N
5	913610	0851	6/18/07	\$600,000	860	350	6	1924	4	3745	N	N	1628 N 53RD ST
5	955020	2850	3/11/05	\$317,000	880	100	6	1919	3	3570	Y	N	348 NE 53RD ST
5	922240	0825	6/6/07	\$448,000	880	160	6	1923	4	3358	N	N	552 NE 60TH ST
5	125720	0015	9/17/07	\$446,500	920	0	6	1914	3	3060	N	N	207 NE 65TH ST
5	125720	1235	3/22/07	\$422,500	930	0	6	1907	3	3420	N	N	2350 N 60TH ST
5	922240	0595	7/13/06	\$365,000	930	140	6	1912	4	6000	N	N	6053 6TH AVE NE
5	125720	0060	2/15/07	\$530,000	940	940	6	1924	4	4080	N	N	122 NE 64TH ST
5	125720	0835	9/20/06	\$459,000	940	0	6	1904	4	4080	N	N	2340 N 64TH ST
5	913610	1860	4/18/07	\$485,000	960	0	6	1917	4	5010	N	N	1423 N 53RD ST
5	385690	0425	6/7/07	\$540,000	970	1050	6	1906	3	3000	N	N	109 NE 60TH ST
5	125720	1895	11/5/07	\$500,000	1140	0	6	1907	3	4080	N	N	2320 N 64TH ST
5	385690	2485	1/24/06	\$351,400	1220	0	6	1925	3	3000	N	N	5703 5TH AVE NE
5	913610	2355	1/30/07	\$449,000	1280	0	6	1909	4	6420	N	N	1817 N 52ND ST
5	335950	0675	4/27/05	\$345,000	1300	0	6	2003	3	6000	N	N	6329 4TH AVE NE
5	385690	4795	7/8/05	\$303,000	1370	0	6	1908	3	3420	N	N	5519 5TH AVE NE
5	125720	2745	3/22/05	\$425,000	640	240	7	1906	4	5400	N	N	6014 MERIDIAN AVE N
5	955020	0650	8/14/06	\$450,000	740	430	7	1903	4	2400	N	N	5008 MERIDIAN AVE N
5	922240	0375	2/8/06	\$400,000	740	110	7	1923	4	3500	N	N	6320 6TH AVE NE
5	955020	3570	4/27/06	\$474,000	790	410	7	1921	4	2003	N	N	5208 1ST AVE NE
5	913610	0096	7/12/05	\$420,000	790	0	7	1913	4	5885	N	N	1819 N 55TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	952810	5385	1/9/07	\$550,000	800	760	7	1938	5	3000	N	N	6531 CHAPIN PL N
5	125720	2630	12/1/05	\$482,500	800	100	7	1920	4	3555	N	N	2208 N 60TH ST
5	952810	4990	5/26/06	\$476,000	800	140	7	1942	3	3900	N	N	6534 1ST AVE NE
5	955120	2580	5/25/07	\$465,000	820	90	7	1922	3	3000	N	N	5553 KENWOOD PL N
5	955020	1340	4/18/05	\$449,000	820	600	7	1905	4	3750	N	N	5212 KIRKWOOD PL N
5	385690	2996	9/19/06	\$409,000	850	0	7	1922	3	2340	N	N	105 NE 58TH ST
5	952310	0410	7/11/06	\$485,000	850	800	7	1918	5	3000	N	N	5426 GREEN LAKE WAY N
5	955020	4190	7/21/05	\$360,000	850	0	7	1927	4	4080	N	N	346 NE 51ST ST
5	913610	3136	8/1/07	\$426,000	860	0	7	1925	3	4013	N	N	1620 N 50TH ST
5	913610	3136	5/27/05	\$371,000	860	0	7	1925	3	4013	N	N	1620 N 50TH ST
5	125720	0785	12/7/05	\$422,000	870	0	7	1930	3	3060	N	N	2335 N 65TH ST
5	952810	4025	10/4/05	\$414,950	900	0	7	1940	4	3000	N	N	551 NE RAVENNA BLVD
5	955020	0075	9/17/07	\$609,000	900	900	7	1912	4	3060	N	N	2115 N 54TH ST
5	385690	2300	7/3/07	\$534,950	900	710	7	1925	4	3500	N	N	347 NE 59TH ST
5	385690	2300	8/15/06	\$495,000	900	710	7	1925	4	3500	N	N	347 NE 59TH ST
5	955020	0225	7/24/07	\$537,000	910	320	7	1927	4	3060	N	N	2113 N 53RD ST
5	955020	3335	2/24/05	\$419,000	910	260	7	1909	5	3060	N	N	107 NE 54TH ST
5	913610	2680	6/8/05	\$419,000	910	0	7	1928	4	3210	N	N	1821 N 51ST ST
5	952310	0235	5/16/07	\$620,000	910	0	7	1918	5	4128	N	N	1412 N 52ND ST
5	955120	2105	4/23/07	\$520,000	920	130	7	1918	4	3500	N	N	6220 WOODLAWN AVE N
5	913610	0341	7/11/06	\$545,000	920	920	7	1922	5	4013	N	N	1621 N 55TH ST
5	955020	1130	5/31/07	\$541,000	940	0	7	1912	4	3570	N	N	2340 N 51ST ST
5	955020	2650	10/10/05	\$421,000	940	310	7	1919	4	4160	N	N	335 NE 55TH ST
5	385690	0435	11/6/06	\$529,950	940	0	7	1922	4	5000	N	N	103 NE 60TH ST
5	385690	4125	6/25/07	\$559,000	950	410	7	1923	3	2640	N	N	2357 N 57TH ST
5	955120	2700	9/6/06	\$480,000	950	200	7	1968	3	4300	N	N	5506 CANFIELD PL N
5	335950	0830	5/16/05	\$436,000	960	690	7	1989	3	3000	N	N	6057 4TH AVE NE
5	125720	1715	2/26/07	\$501,000	960	300	7	1975	3	3060	N	N	2317 N 63RD ST
5	913610	2750	7/19/07	\$419,500	960	0	7	1909	3	3150	N	N	5010 WALLINGFORD AVE N
5	955020	5040	11/23/07	\$375,000	960	0	7	1908	3	3919	N	N	308 NE 50TH ST
5	125720	1700	10/31/05	\$467,500	960	100	7	1907	4	4590	N	N	2327 N 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	913610	0940	10/4/06	\$550,000	960	620	7	1914	4	4815	N	N	1851 N 54TH ST
5	913610	3012	4/25/06	\$525,000	980	0	7	1917	4	3188	Y	N	5018 WOODLAWN AVE N
5	952310	0170	11/11/05	\$475,000	980	960	7	1918	4	3200	N	N	5206 E GREEN LAKE WAY N
5	913610	3170	5/10/05	\$425,000	980	480	7	1918	5	4815	N	N	1710 N 50TH ST
5	385690	0285	6/3/05	\$420,000	990	0	7	1909	3	4000	N	N	156 NE 59TH ST
5	913610	0235	7/19/05	\$459,000	990	0	7	1917	4	4815	N	N	1834 N 54TH ST
5	385690	1445	11/29/06	\$500,000	1000	0	7	1909	4	3000	N	N	2221 N 59TH ST
5	335950	0805	11/15/07	\$400,000	1000	0	7	1985	3	3000	N	N	6059 4TH AVE NE
5	913610	1105	6/25/07	\$515,000	1000	0	7	1910	4	3210	N	N	1812 N 53RD ST
5	385690	4820	8/7/07	\$387,000	1000	0	7	1984	3	4080	N	N	347 NE 56TH ST
5	125720	1755	5/12/05	\$415,000	1000	0	7	1904	4	4080	N	N	2328 N 63RD ST
5	913610	1075	7/29/05	\$475,000	1010	710	7	1911	4	3150	N	N	5304 WALLINGFORD AVE N
5	385690	1760	10/25/07	\$584,000	1010	0	7	1920	3	3400	N	N	5819 1ST AVE NE
5	955020	0400	9/7/05	\$400,000	1010	0	7	1942	4	3876	N	N	2144 N 51ST ST
5	125720	1010	3/6/07	\$589,700	1010	500	7	1923	4	4080	N	N	2347 N 63RD ST
5	125720	0235	12/10/07	\$507,500	1010	0	7	1907	4	4590	N	N	129 NE 62ND ST
5	955020	2620	9/19/07	\$419,950	1030	400	7	1916	4	4160	N	N	320 NE 54TH ST
5	955020	1210	11/7/05	\$440,000	1030	0	7	1906	5	4813	N	N	5102 KEYSTONE PL N
5	955120	1430	10/4/06	\$587,000	1040	500	7	1924	4	3460	N	N	5506 WOODLAWN AVE N
5	385690	3175	5/25/07	\$583,100	1040	200	7	1923	3	4000	N	N	2337 N 58TH ST
5	913610	0446	6/8/05	\$536,000	1040	500	7	1923	5	4013	N	N	1620 N 54TH ST
5	385690	2910	7/6/06	\$544,000	1040	1040	7	1916	4	6000	N	N	127 NE 58TH ST
5	385690	4155	9/5/07	\$595,000	1060	0	7	1911	3	4080	N	N	2349 N 57TH ST
5	385690	4690	3/23/07	\$489,000	1060	340	7	1924	4	4080	N	N	336 NE 56TH ST
5	385690	4645	6/26/06	\$385,000	1060	0	7	1924	3	4080	N	N	324 NE 56TH ST
5	955120	1650	7/12/06	\$507,500	1060	370	7	1965	3	5175	N	N	5547 WALLINGFORD AVE N
5	385690	0595	2/21/06	\$499,950	1070	620	7	1982	4	3000	N	N	2331 N 60TH ST
5	955020	0475	7/21/06	\$557,500	1070	120	7	1907	4	4590	N	N	2117 N 52ND ST
5	955020	0730	12/18/06	\$450,000	1080	120	7	1929	4	3919	N	N	2118 N 50TH ST
5	955020	2920	2/1/05	\$373,000	1090	650	7	1921	4	4080	Y	N	336 NE 53RD ST
5	955020	0570	9/29/05	\$385,000	1090	0	7	1918	4	3060	N	N	2112 N 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955020	4320	12/28/06	\$496,000	1090	0	7	1922	5	3825	N	N	328 NE 51ST ST
5	955120	1755	6/14/06	\$525,000	1090	0	7	1958	3	4355	N	N	5567 WALLINGFORD AVE N
5	955120	1990	6/20/06	\$569,000	1090	150	7	1922	4	5014	N	N	5848 WOODLAWN AVE N
5	922240	0565	3/8/06	\$395,000	1100	0	7	1908	5	3500	N	N	6067 6TH AVE NE
5	335950	0080	1/20/06	\$424,000	1110	0	7	1905	4	3000	N	N	6302 5TH AVE NE
5	952810	4500	10/24/07	\$525,000	1110	0	7	1909	4	4000	N	N	6512 LATONA AVE NE
5	385690	2735	10/6/06	\$430,000	1120	0	7	1923	3	3920	N	N	5711 LATONA AVE NE
5	955120	3390	11/28/05	\$480,000	1130	0	7	1900	5	3825	N	N	5854 MCKINLEY PL N
5	125720	1520	11/15/07	\$791,000	1140	0	7	1924	5	4590	N	N	2310 N 61ST ST
5	385690	0875	7/13/05	\$525,000	1140	360	7	1924	5	5000	N	N	5910 MERIDIAN AVE N
5	385690	3265	6/13/07	\$580,000	1140	0	7	1910	3	6000	N	N	2315 N 58TH ST
5	385690	4620	11/21/07	\$469,000	1160	600	7	1976	4	4080	N	N	331 NE 57TH ST
5	385690	2935	2/11/05	\$475,000	1170	0	7	1910	4	3000	N	N	121 NE 58TH ST
5	125720	0985	6/6/05	\$520,000	1180	0	7	1925	4	4080	N	N	2355 N 63RD ST
5	955020	4100	1/7/06	\$400,000	1190	990	7	1924	3	4080	N	N	352 NE 52ND ST
5	336490	0110	1/25/07	\$507,700	1200	0	7	1906	4	3519	N	N	6319 LATONA AVE NE
5	385690	2370	11/13/06	\$419,950	1200	860	7	1926	4	4500	N	N	351 NE 59TH ST
5	952310	0015	8/16/06	\$555,000	1210	800	7	1924	5	3425	N	N	5008 E GREEN LAKE WAY N
5	335950	0810	5/8/07	\$510,000	1220	0	7	1986	3	3000	N	N	6212 LATONA AVE NE
5	922290	0010	11/27/06	\$499,000	1220	1140	7	1918	5	3935	N	N	603 NE 63RD ST
5	922290	0010	4/26/05	\$409,950	1220	1140	7	1918	5	3935	N	N	603 NE 63RD ST
5	385690	3205	8/15/05	\$471,000	1220	1190	7	1924	4	4000	N	N	2333 N 58TH ST
5	385690	2270	6/28/07	\$585,000	1230	0	7	1928	5	3000	N	N	327 NE 59TH ST
5	955020	1000	10/13/05	\$513,500	1230	0	7	1918	5	3570	N	N	2339 N 51ST ST
5	955020	0255	6/1/07	\$585,000	1230	900	7	1948	3	6120	N	N	2117 N 53RD ST
5	955020	0976	2/24/05	\$367,000	1240	900	7	1963	3	5400	N	N	2310 N 50TH ST
5	955020	2910	6/16/05	\$377,000	1250	230	7	1920	4	4080	Y	N	340 NE 53RD ST
5	125720	0695	3/23/06	\$513,000	1250	0	7	1907	5	2652	N	N	117 NE 65TH ST
5	336490	0065	7/14/06	\$542,000	1250	390	7	1914	4	3080	N	N	6409 LATONA AVE NE
5	385690	0630	12/14/05	\$549,950	1250	0	7	1911	4	4000	N	N	2332 N 59TH ST
5	913610	1191	11/14/06	\$650,000	1250	590	7	1918	5	4815	N	N	1850 N 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955020	4020	12/12/06	\$495,700	1260	150	7	1922	5	5100	N	N	344 NE 52ND ST
5	955020	1960	3/22/06	\$451,000	1260	0	7	1911	4	5625	N	N	5431 KIRKWOOD PL N
5	125720	0905	8/24/06	\$479,000	1280	0	7	1984	3	3060	N	N	2335 N 64TH ST
5	125720	2625	4/4/06	\$599,950	1290	620	7	1913	4	3555	N	N	2137 N 61ST ST
5	385690	4990	11/9/06	\$520,000	1300	890	7	1926	5	3060	N	N	334 NE 55TH ST
5	955020	4010	9/6/06	\$415,000	1310	0	7	1922	3	6120	Y	N	341 NE 53RD ST
5	955120	1560	9/18/07	\$750,000	1310	100	7	1925	5	3600	N	N	5524 WOODLAWN AVE N
5	955020	4975	7/11/05	\$375,000	1320	0	7	1913	4	2926	N	N	222 NE 50TH ST
5	913610	0886	5/20/05	\$445,000	1330	0	7	1911	4	1978	N	N	5307 WALLINGFORD AVE N
5	336490	0440	4/25/06	\$490,000	1330	0	7	1909	3	4500	N	N	138 NE 60TH ST
5	336490	0155	7/26/05	\$450,000	1340	0	7	1909	3	2856	N	N	6309 LATONA AVE NE
5	952810	5250	4/12/07	\$662,500	1350	720	7	1925	5	2728	N	N	6549 SUNNYSIDE AVE N
5	385690	0840	11/10/05	\$535,000	1360	250	7	1901	5	4178	N	N	2118 N 59TH ST
5	955120	0735	6/7/07	\$585,000	1370	950	7	1900	4	4800	Y	N	5831 WOODLAWN AVE N
5	385690	2095	5/2/05	\$430,000	1380	0	7	1984	4	3000	N	N	152 NE 58TH ST
5	385690	0730	6/28/07	\$575,000	1380	890	7	1904	5	6000	N	N	2223 N 60TH ST
5	952810	4840	10/4/05	\$665,000	1390	0	7	1901	4	5000	N	N	6523 LATONA AVE NE
5	955020	2510	8/28/06	\$450,000	1400	0	7	1915	4	4000	Y	N	5414 LATONA AVE NE
5	385690	4945	10/4/07	\$459,000	1400	930	7	1962	3	5916	N	N	331 NE 56TH ST
5	955020	3960	6/5/06	\$489,800	1410	0	7	1924	4	4080	Y	N	324 NE 52ND ST
5	955020	0230	3/28/07	\$534,500	1410	0	7	1906	4	3060	N	N	2112 N 52ND ST
5	913610	2460	2/20/07	\$560,000	1420	0	7	1966	3	5350	N	N	1818 N 51ST ST
5	955020	1430	11/13/06	\$591,000	1450	0	7	1916	5	3750	N	N	5224 KIRKWOOD PL N
5	922240	0750	3/15/05	\$409,000	1450	0	7	1922	4	4500	N	N	6043 6TH AVE NE
5	385690	4560	11/8/06	\$530,000	1460	600	7	1996	3	4080	N	N	321 NE 57TH ST
5	385690	3515	3/29/06	\$650,000	1460	0	7	1912	5	6250	N	N	5618 KEYSTONE PL N
5	913610	0295	9/24/07	\$560,000	1470	0	7	1909	2	5350	Y	N	1639 N 55TH ST
5	385690	5680	2/14/07	\$615,000	1470	0	7	1905	5	4019	N	N	5444 KIRKWOOD PL N
5	385690	4950	4/26/05	\$350,000	1480	0	7	1940	3	4080	N	N	325 NE 56TH ST
5	955020	3060	5/18/07	\$550,000	1480	0	7	1921	4	5100	N	N	5302 LATONA AVE NE
5	335950	0135	2/13/06	\$495,000	1510	590	7	1925	4	4000	N	N	6040 5TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	385690	4600	2/10/06	\$460,000	1510	0	7	1924	3	4080	N	N	318 NE 56TH ST
5	335950	0975	8/5/05	\$464,500	1510	0	7	1905	4	6000	N	N	6014 LATONA AVE NE
5	385690	3195	4/4/07	\$729,500	1520	100	7	1910	5	3000	N	N	2338 N 57TH ST
5	385690	3120	2/13/07	\$606,000	1520	190	7	1924	5	4000	N	N	2349 N 58TH ST
5	385690	0375	5/19/05	\$475,000	1520	680	7	1921	4	4000	N	N	132 NE 59TH ST
5	955120	2095	12/12/07	\$580,000	1520	0	7	1914	4	5500	N	N	6216 WOODLAWN AVE N
5	955120	2160	9/20/06	\$565,000	1530	0	7	1919	4	4800	N	N	6232 WOODLAWN AVE N
5	955020	1410	8/28/06	\$508,000	1540	0	7	1916	3	3750	N	N	5218 KIRKWOOD PL N
5	952810	5410	5/16/05	\$435,000	1550	600	7	1901	4	2450	N	N	2306 N 65TH ST
5	385690	2475	6/28/06	\$536,000	1550	750	7	1917	4	5700	N	N	348 NE 57TH ST
5	955120	1850	9/18/06	\$635,000	1560	0	7	2001	3	3680	N	N	5815 MCKINLEY PL N
5	385690	3565	5/8/07	\$575,000	1560	160	7	1909	4	3794	N	N	5629 KIRKWOOD PL N
5	385690	1525	9/14/05	\$500,000	1560	0	7	1923	3	4080	N	N	2320 N 58TH ST
5	955120	1355	7/11/07	\$650,000	1580	0	7	1912	4	3000	N	N	5507 WOODLAWN AVE N
5	955020	3790	12/7/05	\$530,000	1580	0	7	1920	4	3638	N	N	5217 LATONA AVE NE
5	955020	0670	9/7/07	\$600,000	1580	0	7	1909	4	3919	N	N	2117 N 51ST ST
5	913610	2045	3/29/07	\$663,000	1590	0	7	1927	4	4040	N	N	1613 N 52ND ST
5	952310	0045	5/16/06	\$572,250	1590	0	7	1923	5	5000	N	N	1411 N 51ST ST
5	955020	3770	11/27/07	\$799,950	1600	140	7	1911	4	3825	N	N	138 NE 52ND ST
5	955020	2990	9/29/05	\$385,000	1600	0	7	1914	3	4080	N	N	320 NE 53RD ST
5	955020	3990	2/28/07	\$550,000	1610	0	7	1922	4	4080	N	N	331 NE 53RD ST
5	385690	5020	7/24/06	\$439,250	1610	0	7	1929	3	4080	N	N	313 NE 56TH ST
5	955020	4930	3/30/06	\$470,000	1610	0	7	1912	4	4400	N	N	5011 LATONA AVE NE
5	955120	1050	7/19/05	\$526,000	1620	1220	7	1926	4	4570	N	N	5711 WOODLAWN AVE N
5	955020	5090	4/25/06	\$489,000	1620	550	7	1912	3	4680	N	N	329 NE 51ST ST
5	955020	5090	5/5/05	\$414,950	1620	550	7	1912	3	4680	N	N	329 NE 51ST ST
5	125720	1915	12/11/07	\$649,500	1630	0	7	1906	4	4080	N	N	2316 N 64TH ST
5	125720	2320	11/7/05	\$620,000	1640	550	7	1902	5	3060	N	N	2130 N 63RD ST
5	385690	4760	11/13/07	\$509,000	1650	970	7	1924	4	3360	N	N	5607 5TH AVE NE
5	385690	2090	6/27/07	\$620,000	1660	0	7	1984	3	3000	N	N	148 NE 58TH ST
5	952310	0075	11/28/06	\$465,000	1660	400	7	1924	4	5350	N	N	1412 N 50TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955020	5165	10/12/06	\$483,000	1670	980	7	1924	3	3120	N	N	343 NE 51ST ST
5	955020	3200	7/5/06	\$531,000	1670	180	7	1919	4	3774	N	N	143 NE 54TH ST
5	955120	0900	9/21/07	\$660,000	1680	180	7	1900	4	4600	Y	N	5807 KENWOOD PL N
5	913610	1276	5/18/06	\$586,000	1680	0	7	1924	4	4280	N	N	1831 N 53RD ST
5	955020	0560	7/19/07	\$590,000	1690	0	7	1907	4	3825	N	N	2115 N 52ND ST
5	385690	2560	5/24/05	\$555,500	1690	1140	7	1918	5	4000	N	N	333 NE 58TH ST
5	125720	1050	2/21/06	\$600,000	1700	770	7	1950	4	6120	N	N	6205 1ST AVE NE
5	385690	0540	5/1/06	\$649,950	1720	0	7	1911	4	4000	N	N	2343 N 60TH ST
5	913610	2836	11/23/05	\$515,950	1730	0	7	1914	4	4013	N	N	1906 N 50TH ST
5	955020	5140	6/1/05	\$400,000	1740	430	7	1924	3	5200	N	N	333 NE 51ST ST
5	955020	3240	2/1/06	\$550,000	1750	260	7	1923	4	4590	N	N	134 NE 53RD ST
5	955020	4340	4/20/07	\$465,000	1760	0	7	1922	3	5610	N	N	320 NE 51ST ST
5	335950	0970	5/23/06	\$541,500	1780	0	7	1921	5	3000	N	N	6011 4TH AVE NE
5	913610	1530	8/16/06	\$649,950	1780	0	7	1921	4	3210	N	N	5203 MERIDIAN AVE N
5	955020	2590	4/3/07	\$550,000	1780	800	7	1919	4	4160	N	N	327 NE 55TH ST
5	955020	4640	6/22/07	\$730,000	1820	460	7	1929	4	2652	N	N	5112 1ST AVE NE
5	955020	4570	9/10/07	\$794,000	1820	0	7	1924	4	3825	N	N	129 NE 52ND ST
5	955020	4590	6/5/06	\$600,000	1820	0	7	1926	4	3825	N	N	128 NE 51ST ST
5	955120	2715	7/16/07	\$800,000	1820	0	7	1920	3	6000	N	N	5529 KENWOOD PL N
5	913610	0122	3/23/07	\$696,000	1840	0	7	1924	5	3745	Y	N	5412 WALLINGFORD AVE N
5	385690	4630	2/10/05	\$465,000	1840	0	7	1908	4	6120	N	N	327 NE 57TH ST
5	125720	0860	6/12/06	\$575,000	1860	0	7	1964	3	5100	N	N	6317 1ST AVE NE
5	125720	0205	8/9/07	\$789,950	1860	0	7	1907	4	5304	N	N	126 NE 62ND ST
5	955020	1230	12/12/06	\$675,000	1870	0	7	1918	4	4875	N	N	5108 KEYSTONE PL N
5	125720	1320	4/26/07	\$735,000	1930	0	7	1993	3	3040	N	N	2343 N 61ST ST
5	955020	0800	7/25/06	\$501,000	1940	400	7	1914	4	4703	N	N	2134 N 50TH ST
5	952810	5230	1/25/07	\$690,500	1940	120	7	1905	4	6000	N	N	6525 SUNNYSIDE AVE N
5	385690	1990	4/17/05	\$679,500	1960	120	7	1909	5	3750	N	N	128 NE 58TH ST
5	955120	0730	6/6/06	\$690,000	1980	0	7	1906	3	3500	Y	N	5822 E GREEN LAKE WAY N
5	955020	0410	7/6/07	\$804,000	1990	0	7	1922	5	4080	N	N	2131 N 52ND ST
5	955020	3600	6/23/05	\$511,910	2010	400	7	1921	3	4590	N	N	109 NE 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	922240	0605	3/29/05	\$456,000	2070	910	7	1921	3	4500	N	N	6047 6TH AVE NE
5	955020	1910	2/27/07	\$699,950	2080	0	7	1913	4	4160	N	N	2218 N 54TH ST
5	335950	0096	11/22/05	\$495,000	2130	0	7	1908	3	4000	N	N	6062 5TH AVE NE
5	385690	4520	6/28/05	\$605,000	2130	960	7	1912	5	6000	N	N	5608 LATONA AVE NE
5	955120	2570	8/11/05	\$515,000	2180	0	7	1968	3	4500	N	N	5536 CANFIELD PL N
5	913610	1628	8/29/07	\$900,000	2530	0	7	1908	4	4700	N	N	5218 WOODLAWN AVE N
5	952810	4284	6/5/07	\$437,000	800	110	8	2001	3	979	N	N	6569 A 5TH AVE NE
5	952810	4396	4/5/06	\$437,500	910	60	8	2006	3	1036	N	N	6512 A 4TH AVE NE
5	952810	4395	4/5/06	\$437,500	910	60	8	2006	3	1314	N	N	6512 B 4TH AVE NE
5	952810	4373	3/26/07	\$425,000	920	80	8	2004	3	1080	N	N	6530 C 4TH AVE NE
5	952810	4368	6/7/07	\$436,500	920	80	8	2004	3	1159	N	N	6526 C 4TH AVE NE
5	955020	3430	11/5/07	\$749,950	920	920	8	1909	5	3947	N	N	2320 N 53RD ST
5	385690	1450	3/6/07	\$570,000	927	0	8	2005	3	3000	N	N	2219 N 59TH ST
5	955020	2730	5/7/07	\$525,000	930	550	8	2007	3	3120	N	N	349 NE 55TH ST
5	955020	2345	5/30/06	\$569,000	940	890	8	1914	5	3120	N	N	113 NE 55TH ST
5	952810	4342	10/11/06	\$439,950	960	230	8	1999	3	1136	N	N	6549A 5TH AVE NE
5	952810	4287	12/1/05	\$384,950	960	60	8	2001	3	1146	N	N	6571 B 5TH AVE NE
5	952810	4347	4/8/05	\$361,000	960	230	8	1999	3	1307	N	N	6553 A 5TH AVE NE
5	335950	0615	11/13/07	\$490,000	960	500	8	1979	3	3150	N	N	6346 4TH AVE NE
5	125720	2305	7/6/06	\$599,000	1000	220	8	1906	5	3060	Y	N	2138 N 63RD ST
5	385690	4385	6/30/06	\$475,000	1000	200	8	1911	4	3200	N	N	5611 LATONA AVE NE
5	952810	4418	10/18/06	\$431,000	1020	190	8	1993	3	1124	N	N	6537 A 5TH AVE NE
5	952810	4424	6/17/05	\$381,000	1020	190	8	1993	3	1124	N	N	6539 5TH AVE NE
5	952810	4420	7/21/05	\$359,500	1020	190	8	1993	3	1124	N	N	6537 B 5TH AVE NE
5	952810	4422	7/6/07	\$358,888	1020	190	8	1993	3	1124	N	N	6539 5TH AVE NE
5	952810	4397	4/5/06	\$437,500	1020	207	8	2006	3	1147	N	N	6514 A 4TH AVE NE
5	952810	4398	4/5/06	\$437,500	1020	207	8	2006	3	1197	N	N	6514 B 4TH AVE NE
5	952810	4362	6/1/07	\$430,500	1040	50	8	2001	3	1123	N	N	6561 C 5TH AVE NE
5	335950	0435	9/28/06	\$540,000	1090	0	8	1902	5	6000	N	N	6062 4TH AVE NE
5	952310	0105	10/9/07	\$599,000	1120	340	8	1920	4	5000	N	N	5114 E GREEN LAKE WAY N
5	955120	1605	3/27/07	\$727,000	1130	870	8	1938	4	4800	N	N	5544 WOODLAWN AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	385690	0750	3/9/06	\$600,000	1160	0	8	1925	5	3000	N	N	5903 CORLISS AVE N
5	385690	3330	5/16/06	\$521,500	1210	0	8	1998	3	2543	N	N	5623 KEYSTONE PL N
5	385690	2040	6/22/05	\$580,000	1210	650	8	2005	3	3800	N	N	140 NE 58TH ST
5	385690	4055	1/11/06	\$550,000	1250	1050	8	1922	4	6120	N	N	2324 N 56TH ST
5	955120	2925	10/17/06	\$732,000	1260	970	8	1924	5	3539	N	N	5651 KEYSTONE PL N
5	913610	2005	3/13/06	\$585,000	1270	0	8	1900	5	4040	N	N	1629 N 52ND ST
5	952810	4108	7/12/06	\$510,000	1310	50	8	2003	3	1016	N	N	6562 A 5TH AVE NE
5	955020	1380	4/4/06	\$600,000	1310	720	8	1924	5	3600	N	N	2368 N 52ND ST
5	952810	4109	6/12/07	\$516,000	1315	50	8	2003	3	1090	N	N	443 A NE RAVENNA BLVD
5	952810	4106	9/24/07	\$519,000	1315	50	8	2003	3	1156	N	N	6526 A 5TH AVE NE
5	955020	4220	5/31/05	\$515,000	1330	0	8	1929	5	3570	N	N	341 NE 52ND ST
5	125720	0290	10/15/07	\$860,000	1350	0	8	1962	4	6120	N	N	116 NE 61ST ST
5	385690	2250	3/27/07	\$585,000	1370	0	8	1918	5	4000	N	N	322 NE 58TH ST
5	952810	4070	7/13/07	\$675,000	1400	720	8	1989	4	2250	N	N	547 NE RAVENNA BLVD
5	955020	3700	8/16/05	\$615,000	1400	700	8	1906	5	3825	N	N	135 NE 53RD ST
5	125720	2530	10/6/06	\$690,000	1410	0	8	1901	5	3060	N	N	2130 N 61ST ST
5	955120	0106	5/14/07	\$519,950	1460	0	8	2007	3	1552	N	N	1408 N 55TH ST
5	955120	0105	5/9/07	\$522,600	1460	0	8	2007	3	1609	N	N	1406 N 55TH ST
5	385690	4440	4/4/07	\$675,000	1460	440	8	2006	3	4080	N	N	148 NE 56TH ST
5	125720	1305	6/12/07	\$590,500	1470	0	8	1924	5	3040	N	N	2342 N 60TH ST
5	335950	0165	3/23/07	\$628,000	1470	0	8	1906	4	6000	N	N	6024 5TH AVE NE
5	955120	0103	5/7/07	\$500,000	1480	0	8	2007	3	1148	N	N	1402 N 55TH ST
5	955120	0102	5/4/07	\$499,950	1480	0	8	2007	3	1190	N	N	1400 N 55TH ST
5	955020	3840	2/12/07	\$610,000	1480	200	8	1912	5	3060	N	N	156 NE 52ND ST
5	913610	1916	4/25/06	\$775,000	1500	460	8	1910	5	4077	N	N	1423 N 52ND ST
5	913610	1916	3/15/05	\$640,000	1500	460	8	1910	5	4077	N	N	1423 N 52ND ST
5	335950	0920	6/25/07	\$534,000	1510	490	8	1986	3	3000	N	N	6029 4TH AVE NE
5	385690	1645	4/12/06	\$700,000	1510	600	8	1924	5	3800	N	N	2348 N 58TH ST
5	913610	2582	7/16/07	\$750,000	1520	700	8	1901	5	3150	N	N	5011 MERIDIAN AVE N
5	913610	2926	2/26/07	\$735,000	1520	0	8	1919	5	4280	N	N	1631 N 51ST ST
5	955120	0060	5/18/06	\$665,000	1570	680	8	1926	5	2730	Y	N	5515 ASHWORTH AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	385690	4395	3/28/07	\$803,533	1570	850	8	2000	3	3200	N	N	5619 LATONA AVE NE
5	955120	0640	11/30/07	\$725,000	1570	0	8	1916	5	4800	N	N	5843 WOODLAWN AVE N
5	335950	0415	9/11/07	\$665,000	1570	980	8	1911	5	6000	N	N	411 NE 63RD ST
5	385690	3295	11/8/05	\$769,000	1580	0	8	1998	3	6000	N	N	2312 N 57TH ST
5	955020	0235	3/20/06	\$508,000	1600	450	8	1984	3	3060	N	N	2110 N 52ND ST
5	913610	0121	4/29/05	\$570,000	1610	0	8	1924	4	3745	Y	N	5416 WALLINGFORD AVE N
5	952810	4161	2/17/06	\$490,000	1629	0	8	2000	3	1558	N	N	6570 5TH AVE NE
5	955120	0104	5/8/07	\$549,000	1670	0	8	2007	3	1489	N	N	1404 N 55TH ST
5	955120	0120	5/25/07	\$569,950	1670	0	8	2007	3	2012	N	N	1410 N 55TH ST
5	955020	4160	12/8/05	\$492,500	1680	600	8	1929	4	3640	N	N	5107 5TH AVE NE
5	955120	2635	11/15/06	\$650,000	1680	0	8	1927	5	4000	N	N	5520 CANFIELD PL N
5	955020	1200	3/9/06	\$735,000	1700	0	8	1910	5	4309	N	N	2326 N 51ST ST
5	385690	2785	5/11/06	\$729,950	1700	400	8	2005	3	4800	N	N	147 NE 58TH ST
5	125720	0610	4/20/07	\$756,000	1710	0	8	1984	4	3060	N	N	107 NE 64TH ST
5	955120	0795	5/7/07	\$1,030,000	1730	510	8	1950	4	6270	Y	N	5808 E GREEN LAKE WAY N
5	125720	3180	5/19/06	\$840,000	1730	660	8	1991	3	2508	Y	N	6406 E GREEN LAKE WAY N
5	955120	1310	8/30/06	\$660,000	1770	100	8	1916	4	4000	N	N	5512 ASHWORTH AVE N
5	955120	1795	2/10/06	\$718,000	1780	560	8	1985	3	3000	Y	N	5808 WOODLAWN AVE N
5	385690	1690	4/20/07	\$850,000	1790	1040	8	1921	5	3400	N	N	2352 N 58TH ST
5	955020	0710	10/4/07	\$560,000	1800	0	8	1929	4	3919	N	N	2126 N 50TH ST
5	913610	0515	7/26/07	\$610,000	1840	430	8	1982	3	6420	N	N	1511 N 55TH ST
5	955120	0515	6/28/05	\$872,000	1850	400	8	1916	5	5586	Y	N	6205 WOODLAWN AVE N
5	125720	2215	6/7/05	\$603,000	1850	0	8	1906	5	4080	N	N	2153 N 64TH ST
5	385690	3750	7/22/05	\$774,922	1860	400	8	1927	5	6075	N	N	5622 KIRKWOOD PL N
5	955020	2565	10/25/06	\$675,000	1870	320	8	1993	3	3793	Y	N	5402 LATONA AVE NE
5	955120	2845	11/29/05	\$625,000	1870	800	8	1926	4	4500	N	N	5534 KENWOOD PL N
5	955020	1665	6/22/06	\$700,000	1880	0	8	1993	3	3750	N	N	5240 KIRKWOOD PL N
5	125720	1730	7/20/06	\$698,500	1900	510	8	1990	3	3060	N	N	2307 N 63RD ST
5	125720	0255	6/16/05	\$610,000	1900	500	8	1988	3	3060	N	N	119 NE 62ND ST
5	385690	0405	12/22/05	\$772,500	1940	0	8	2005	3	6000	N	N	116 NE 59TH ST
5	336490	0385	3/6/06	\$799,000	1950	0	8	1912	5	4630	N	N	6013 LATONA AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955120	0585	9/8/05	\$705,000	1960	0	8	1924	4	5533	N	N	5859 WOODLAWN AVE N
5	955020	0080	1/18/06	\$640,000	1980	400	8	1920	4	3469	N	N	5319 KEYSTONE PL N
5	385690	3620	4/3/07	\$877,000	1980	840	8	2006	3	6000	N	N	5609 KIRKWOOD PL N
5	955120	1065	6/20/06	\$792,500	2000	670	8	1986	4	3600	Y	N	1508 N 57TH ST
5	913610	0070	5/23/05	\$810,000	2020	970	8	1919	5	4280	N	N	1829 N 55TH ST
5	125720	1955	6/21/05	\$470,250	2030	0	8	1987	3	3060	N	N	2327 N 65TH ST
5	913610	2011	5/13/05	\$765,000	2060	500	8	1908	5	4040	N	N	1625 N 52ND ST
5	955020	0295	9/20/07	\$804,000	2060	0	8	1912	5	4488	N	N	2122 N 52ND ST
5	952810	4575	10/5/06	\$677,500	2080	0	8	2001	3	3000	N	N	6530 LATONA AVE NE
5	955020	1985	4/10/07	\$712,000	2090	0	8	1986	4	3750	N	N	5419 KIRKWOOD PL N
5	952810	4910	5/23/07	\$712,200	2110	0	8	2001	3	3000	N	N	6530 1ST AVE NE
5	385690	0025	4/20/06	\$610,000	2170	0	8	1997	3	6000	N	N	348 NE 59TH ST
5	955120	1275	3/30/05	\$665,000	2220	600	8	1900	5	4200	N	N	5525 WOODLAWN AVE N
5	955120	2981	7/26/07	\$805,000	2240	680	8	2006	3	3433	N	N	1839 N 57TH ST
5	385690	0720	6/2/06	\$880,000	2400	0	8	1908	5	6000	N	N	2225 N 60TH ST
5	952810	4092	6/26/06	\$419,000	820	50	9	2001	3	938	N	N	6520 5TH AVE NE
5	952810	4090	4/25/06	\$375,000	820	50	9	2001	3	938	N	N	6524 5TH AVE NE
5	952810	4091	6/17/05	\$360,000	820	50	9	2001	3	939	N	N	6522 5TH AVE NE
5	952810	4099	9/21/06	\$512,000	1020	260	9	2001	3	1197	N	N	525 NE RAVENNA BLVD
5	952810	4098	3/16/05	\$400,500	1060	260	9	2001	3	920	N	N	523 NE RAVENNA BLVD
5	125720	1600	12/8/05	\$785,000	1300	860	9	2001	3	3060	N	N	2319 N 62ND ST
5	955120	2855	9/8/05	\$599,950	1360	660	9	1965	5	3900	N	N	5635 KEYSTONE PL N
5	955020	3620	2/6/06	\$579,950	1390	0	9	2004	3	3060	N	N	120 NE 52ND ST
5	385690	5200	9/26/06	\$720,000	1400	700	9	2006	3	3060	N	N	147 NE 56TH ST
5	385690	3965	11/1/05	\$760,000	1690	500	9	1988	3	3060	N	N	2317 N 57TH ST
5	125720	2115	7/26/06	\$794,000	1700	610	9	1924	5	2754	N	N	6403 CORLISS AVE N
5	385690	0350	8/16/07	\$919,000	1820	680	9	2007	3	6000	N	N	127 NE 60TH ST
5	125720	1720	6/2/05	\$815,000	1840	980	9	2004	3	3060	N	N	2315 N 63RD ST
5	913610	3011	2/7/07	\$825,000	1840	620	9	2006	3	3188	N	N	5014 WOODLAWN AVE N
5	336490	0340	6/7/06	\$895,000	1850	0	9	1906	5	7045	N	N	6103 LATONA AVE NE
5	952810	0315	12/9/05	\$865,000	1860	280	9	2003	3	6225	Y	N	6664 E GREEN LAKE WAY N

Improved Sales Used in this Annual Update Analysis
Area 43
(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
5	955120	1660	3/13/06	\$972,000	1960	790	9	2005	3	4800	N	N	5728 WOODLAWN AVE N
5	955120	2945	8/4/05	\$755,000	2000	730	9	2004	3	3260	N	N	5663 KEYSTONE PL N
5	125720	2430	4/13/07	\$1,050,000	2060	590	9	2001	3	3060	Y	N	2129 N 62ND ST
5	125720	1630	3/27/06	\$855,000	2060	560	9	2005	3	3060	N	N	2328 N 62ND ST
5	125720	1635	6/27/05	\$737,000	2060	560	9	2004	3	3060	N	N	2326 N 62ND ST
5	955020	0240	5/20/05	\$740,000	2110	0	9	1907	5	3060	N	N	2106 N 52ND ST
5	955120	1890	3/29/07	\$935,000	2140	0	9	2004	3	3000	Y	N	5814 WOODLAWN AVE N
5	955020	2130	3/5/07	\$838,000	2160	480	9	2006	3	4374	N	N	5443 KIRKWOOD PL N
5	385690	0225	8/9/05	\$844,500	2160	920	9	1912	5	6000	N	N	308 NE 59TH ST
5	385690	0855	4/1/05	\$849,000	2270	0	9	2001	3	5500	N	N	2124 N 59TH ST
5	955120	0835	11/19/07	\$1,397,000	2300	1270	9	1926	4	7201	Y	N	5802 E GREEN LAKE WAY N
5	385690	3065	7/6/07	\$1,206,000	2330	900	9	2007	3	6000	N	N	2365 N 58TH ST
5	955120	0945	11/16/05	\$950,000	2410	0	9	1998	3	4500	Y	N	5733 WOODLAWN AVE N
5	125720	0315	1/24/05	\$749,950	2690	0	9	2004	3	4275	N	N	124 NE 60TH ST
5	125720	1130	5/7/07	\$880,000	2700	0	9	2002	3	4590	N	N	2343 N 62ND ST
5	955120	2982	1/23/06	\$749,950	2740	0	9	2005	3	3004	N	N	1837 N 57TH ST
5	125720	2930	2/12/07	\$1,195,000	2990	700	9	2005	3	5008	Y	N	2129 N 63RD ST
5	125720	0480	8/30/05	\$1,050,000	3040	980	9	2003	3	7650	N	N	101 NE 62ND ST
5	955020	1640	10/27/05	\$997,089	2110	730	10	2005	3	5188	N	N	5230 KIRKWOOD PL N
5	955020	1820	3/10/06	\$1,115,000	2370	1060	10	2005	3	5000	N	N	5407 KENSINGTON PL N
5	385690	0507	9/5/06	\$1,295,000	2560	900	10	2004	3	3997	N	N	2354 N 59TH ST
5	125720	1845	10/10/07	\$1,300,000	2580	950	10	2007	3	4590	N	N	2319 N 64TH ST
5	125720	1855	5/21/07	\$1,250,000	2600	940	10	2006	3	4590	N	N	2311 N 64TH ST
5	385690	0480	10/20/06	\$1,226,000	2870	500	10	2006	3	6000	N	N	2357 N 60TH ST
5	955020	2320	12/4/06	\$950,000	2940	0	10	2006	3	6210	N	N	101 NE 55TH ST
5	955120	2460	12/8/06	\$1,199,000	2970	570	10	2006	3	5000	Y	N	5587 KENWOOD PL N
5	125720	0575	2/2/07	\$1,350,000	3060	1150	10	2006	3	6120	N	N	108 NE 63RD ST
5	385690	1425	11/8/06	\$1,198,000	2640	300	11	2005	3	4600	N	N	2203 N 59TH ST
9	199420	0320	8/17/05	\$290,000	500	0	6	1933	3	3300	N	N	8014 BURKE AVE N
9	240210	0335	11/28/07	\$359,000	790	0	6	1919	3	4000	N	N	8220 MERIDIAN AVE N
9	947320	0035	2/26/07	\$450,000	800	0	6	1923	3	7380	N	N	8034 INTERLAKE AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	750000	0170	6/15/05	\$424,600	860	0	6	1924	3	3570	N	N	317 NE LONGWOOD PL
9	920300	0135	7/20/05	\$400,000	920	920	6	1926	3	5280	N	N	7728 MERIDIAN AVE N
9	339290	0205	1/31/07	\$387,000	930	0	6	1908	3	4080	N	N	1150 N 83RD ST
9	681360	0627	4/22/05	\$305,000	970	0	6	1953	4	4494	N	N	2320 N 80TH ST
9	567600	0115	8/3/05	\$348,000	1000	0	6	1908	4	3800	N	N	1130 N 84TH ST
9	920300	0005	12/11/07	\$330,000	1060	100	6	1916	3	4400	N	N	2017 N 80TH ST
9	393190	0565	11/15/06	\$463,000	1150	0	6	1905	5	3900	N	N	7552 2ND AVE NE
9	288620	0330	12/29/05	\$405,000	1150	0	6	1925	3	4200	N	N	7931 WALLINGFORD AVE N
9	681510	0025	5/9/07	\$557,000	1190	470	6	1925	3	4000	N	N	7741 1ST AVE NE
9	091700	0300	1/3/07	\$490,000	1210	0	6	1900	4	3760	N	N	1112 N 80TH ST
9	091700	0300	11/17/05	\$395,000	1210	0	6	1900	4	3760	N	N	1112 N 80TH ST
9	199420	0265	3/16/06	\$511,000	1490	0	6	1907	4	4950	N	N	8044 BURKE AVE N
9	091700	0030	10/23/06	\$365,000	650	0	7	1947	3	3760	N	N	1138 N 82ND ST
9	952810	1286	6/4/07	\$406,000	720	0	7	2007	3	985	N	N	7462 4TH AVE NE
9	952810	1287	6/25/07	\$406,000	720	0	7	2007	3	993	N	N	7464 4TH AVE NE
9	779790	0030	6/13/06	\$442,500	730	160	7	1924	4	5000	N	N	8324 STONE AVE N
9	199420	0330	5/25/06	\$457,000	740	0	7	1916	4	4070	N	N	8010 BURKE AVE N
9	681360	0435	3/7/07	\$502,130	750	580	7	1940	4	6345	N	N	8242 CORLISS AVE N
9	393190	0005	9/19/06	\$590,000	780	790	7	1928	5	3600	N	N	115 NE 77TH ST
9	567600	0190	8/14/07	\$460,000	780	0	7	1937	3	4040	N	N	1125 N 84TH ST
9	062504	9016	7/16/07	\$485,000	830	0	7	1928	4	3120	N	N	1712 N 82ND ST
9	940280	0020	5/4/05	\$463,000	840	520	7	1926	3	3610	N	N	1340 N 78TH ST
9	803170	0246	7/16/05	\$332,000	860	0	7	1908	4	2550	N	N	7503 5TH AVE NE
9	952810	3455	9/10/07	\$455,000	860	0	7	1932	4	2800	N	N	6803 WEEDIN PL NE
9	952810	3455	2/9/05	\$315,000	860	0	7	1932	4	2800	N	N	6803 WEEDIN PL NE
9	199420	0170	11/20/07	\$451,000	860	440	7	1925	3	2808	N	N	8009 STROUD AVE N
9	567600	0130	11/4/05	\$398,500	860	0	7	1948	3	3800	N	N	1142 N 84TH ST
9	681510	0120	12/31/07	\$430,000	860	0	7	1930	3	4000	N	N	7730 SUNNYSIDE AVE N
9	414680	0050	10/10/06	\$565,000	870	710	7	1940	4	5289	N	N	8110 STONE AVE N
9	913710	1701	5/3/05	\$340,000	880	0	7	1945	3	852	N	N	7018 5TH AVE NE
9	913710	1704	7/17/06	\$356,000	880	0	7	1945	3	865	N	N	7014 5TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	913710	1705	9/17/07	\$385,000	880	0	7	1945	3	1230	N	N	7012 5TH AVE NE
9	091700	0245	7/17/06	\$449,500	880	0	7	1930	3	3800	N	N	1129 N 81ST ST
9	940280	0055	7/19/06	\$540,000	890	740	7	1926	4	3610	N	N	1355 N 79TH ST
9	240210	0135	8/12/05	\$435,000	900	900	7	1952	3	3200	N	N	8218 BAGLEY AVE N
9	681360	0450	8/29/07	\$408,000	900	350	7	1948	3	4110	N	N	8250 CORLISS AVE N
9	091700	0110	11/7/06	\$425,000	920	0	7	1940	4	3404	N	N	1115 N 82ND ST
9	414680	0145	6/20/07	\$605,000	920	920	7	1940	3	6642	N	N	1321 N 82ND ST
9	681410	0305	11/21/06	\$435,000	940	0	7	1908	3	5400	N	N	118 NE 77TH ST
9	091700	0095	8/25/06	\$480,000	950	900	7	1923	4	3720	N	N	1125 N 82ND ST
9	551160	0275	11/1/06	\$490,000	950	0	7	1927	3	3920	N	N	1136 N 76TH ST
9	681360	0345	12/22/05	\$389,000	960	0	7	1939	3	5580	N	N	8215 SUNNYSIDE AVE N
9	288620	0345	5/14/07	\$547,000	970	560	7	1989	3	3209	N	N	7939 WALLINGFORD AVE N
9	779790	0006	6/27/07	\$539,999	970	0	7	1941	4	5000	N	N	8408 STONE AVE N
9	779790	0006	9/20/06	\$432,000	970	0	7	1941	4	5000	N	N	8408 STONE AVE N
9	681360	0916	7/26/05	\$425,000	970	485	7	1950	4	6076	N	N	8012 SUNNYSIDE AVE N
9	240210	0860	5/12/06	\$450,000	980	0	7	1926	3	3000	N	N	8055 CORLISS AVE N
9	199420	0031	10/20/05	\$412,000	980	450	7	1947	3	3480	N	N	8012 WALLINGFORD AVE N
9	948270	0425	6/22/06	\$449,000	980	0	7	1926	4	3960	N	N	7414 WINONA AVE N
9	681510	0195	3/24/06	\$469,000	980	980	7	1947	4	4000	N	N	7737 SUNNYSIDE AVE N
9	613060	0010	8/15/06	\$417,000	980	0	7	1900	3	4500	N	N	2119 N 80TH ST
9	062504	9267	6/6/05	\$463,900	990	540	7	1939	4	5300	N	N	1305 N 79TH ST
9	062504	9302	9/14/05	\$414,000	990	0	7	1941	4	5985	N	N	1713 N 82ND ST
9	091700	0010	9/13/05	\$415,000	1000	0	7	1925	4	5700	N	N	1150 N 82ND ST
9	779790	0070	12/27/07	\$465,450	1000	120	7	1940	3	6213	N	N	1310 N 82ND ST
9	288320	0565	10/26/06	\$455,000	1010	380	7	1908	3	4440	N	N	7840 STROUD AVE N
9	240210	0145	10/16/07	\$635,000	1020	1130	7	1976	4	6000	N	N	8226 BAGLEY AVE N
9	952810	1140	12/31/07	\$420,000	1030	0	7	1992	3	1431	N	N	7418 4TH AVE NE
9	551160	0395	6/30/05	\$440,500	1030	200	7	1926	4	3724	N	N	1145 N 77TH ST
9	681510	0375	12/7/06	\$550,000	1030	370	7	1906	4	4000	N	N	7715 CORLISS AVE N
9	062504	9305	10/19/07	\$530,000	1030	450	7	1941	4	4080	N	N	1502 N 80TH ST
9	199420	0380	11/14/05	\$429,000	1030	0	7	1940	4	5200	N	N	8008 STROUD AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	948270	0190	8/21/07	\$718,000	1040	0	7	1925	4	4416	N	N	7418 KEEN WAY N
9	240210	0895	5/2/07	\$581,000	1040	300	7	1947	3	6000	N	N	8033 CORLISS AVE N
9	948270	0055	9/6/06	\$523,000	1060	0	7	1926	3	3666	N	N	1322 N 76TH ST
9	062504	9315	3/28/05	\$512,000	1060	250	7	1949	4	5600	N	N	8226 DENSMORE AVE N
9	288320	0510	6/10/05	\$414,950	1070	0	7	1909	3	2920	N	N	7847 STROUD AVE N
9	681410	0325	5/25/06	\$500,500	1070	660	7	1936	3	7440	N	N	100 NE 77TH ST
9	240210	0245	2/25/06	\$457,000	1080	400	7	1953	3	4500	N	N	8233 BAGLEY AVE N
9	199320	0095	11/7/05	\$472,000	1080	520	7	1952	4	5000	N	N	8219 DENSMORE AVE N
9	288620	0285	9/19/05	\$425,000	1090	300	7	1920	4	2426	N	N	7938 DENSMORE AVE N
9	948270	0515	11/29/07	\$500,000	1090	300	7	1926	3	4480	N	N	7506 WINONA AVE N
9	240210	0040	4/4/06	\$460,000	1090	0	7	1926	3	4500	N	N	8237 CORLISS AVE N
9	779790	0035	4/11/07	\$524,000	1090	730	7	1923	4	5000	N	N	8320 STONE AVE N
9	199420	0390	2/6/06	\$543,000	1090	400	7	1941	4	5160	N	N	8016 STROUD AVE N
9	952810	3503	3/21/07	\$402,500	1096	0	7	1998	3	961	N	N	6814 B OSWEGO PL NE
9	288320	0845	8/27/07	\$647,000	1100	0	7	1953	3	4480	N	N	2041 N 77TH ST
9	199420	0375	11/26/07	\$508,000	1120	540	7	1906	5	5200	N	N	8006 STROUD AVE N
9	567600	0100	12/26/06	\$428,000	1130	0	7	1906	4	3800	N	N	1120 N 84TH ST
9	062504	9313	4/12/05	\$406,000	1140	0	7	1942	4	4600	N	N	8230 DENSMORE AVE N
9	567600	0023	5/18/07	\$330,000	1160	90	7	2006	3	1310	N	N	1141 N 85TH ST
9	240210	0965	5/24/06	\$580,000	1160	900	7	1960	5	5000	N	N	8006 BAGLEY AVE N
9	445980	0020	8/10/07	\$641,000	1170	0	7	1926	4	3648	N	N	8209 ASHWORTH AVE N
9	445980	0020	6/15/05	\$524,950	1170	0	7	1926	4	3648	N	N	8209 ASHWORTH AVE N
9	551160	0160	1/3/05	\$515,000	1170	390	7	1928	4	4080	N	N	1330 N 77TH ST
9	948270	0360	3/21/07	\$484,000	1170	100	7	1928	3	4370	N	N	7350 KEEN WAY N
9	240210	0265	12/12/05	\$489,000	1170	0	7	1951	4	4500	N	N	8219 BAGLEY AVE N
9	551160	0055	7/21/06	\$610,000	1170	1140	7	1926	3	4590	N	N	1128 N 77TH ST
9	681360	0950	10/25/06	\$449,000	1180	140	7	1949	3	7440	N	N	8032 SUNNYSIDE AVE N
9	288320	1600	7/13/05	\$479,000	1190	0	7	1907	4	4000	N	N	7539 1ST AVE NE
9	948270	0400	7/7/06	\$600,000	1200	200	7	1925	4	3640	N	N	7327 KEEN WAY N
9	567600	0020	12/2/06	\$501,000	1200	1200	7	1966	3	3800	N	N	1145 N 85TH ST
9	681510	0230	4/4/07	\$582,000	1200	0	7	1946	4	4000	N	N	7711 SUNNYSIDE AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062504	9249	3/9/05	\$435,000	1220	500	7	1941	4	3995	N	N	1701 N 82ND ST
9	288320	1145	9/28/05	\$615,000	1230	400	7	1925	3	4680	N	N	7518 BAGLEY AVE N
9	681360	0901	8/29/05	\$400,000	1230	0	7	1950	3	6336	N	N	8006 SUNNYSIDE AVE N
9	913710	0800	5/29/07	\$483,000	1250	200	7	1925	5	4000	N	N	511 NE 73RD ST
9	091700	0310	1/10/06	\$494,500	1260	620	7	1906	3	3800	N	N	1120 N 80TH ST
9	288320	0450	5/25/06	\$595,000	1260	1260	7	1951	4	4750	N	N	1811 N 80TH ST
9	947320	0185	6/20/05	\$550,000	1270	0	7	1928	4	3920	N	N	8055 ASHWORTH AVE N
9	288320	0545	5/11/07	\$635,000	1290	800	7	1903	4	2828	N	N	7830 STROUD AVE N
9	947320	0181	7/21/05	\$565,500	1290	0	7	1928	4	3870	N	N	1415 N 82ND ST
9	062504	9323	10/17/06	\$569,000	1300	0	7	1984	3	5440	N	N	8012 DENSMORE AVE N
9	681360	1101	7/19/07	\$435,000	1310	0	7	1931	3	2480	N	N	110 NE 80TH ST
9	681510	0155	11/7/07	\$399,000	1310	0	7	1953	3	3800	N	N	7754 SUNNYSIDE AVE N
9	551160	0420	9/8/05	\$519,950	1340	240	7	1926	4	3920	N	N	1129 N 77TH ST
9	681510	0205	3/22/05	\$450,000	1340	0	7	1996	3	4000	N	N	7729 SUNNYSIDE AVE N
9	681410	0111	8/16/05	\$579,000	1350	0	7	1928	3	3720	N	N	202 NE 77TH ST
9	551160	0255	1/11/06	\$538,850	1350	0	7	2005	3	3920	N	N	1120 N 76TH ST
9	681360	0850	8/10/06	\$489,000	1360	1120	7	1949	3	5580	N	N	8025 1ST AVE NE
9	779790	0065	8/18/06	\$615,000	1370	120	7	1940	4	7236	N	N	1304 N 82ND ST
9	288320	1105	3/21/05	\$599,500	1390	470	7	1926	4	4680	N	N	7506 BAGLEY AVE N
9	445980	0095	3/8/06	\$400,000	1410	0	7	1930	3	4053	N	N	8258 INTERLAKE AVE N
9	681410	0120	2/18/05	\$455,000	1410	0	7	1900	3	7440	N	N	7706 2ND AVE NE
9	288620	0150	6/2/05	\$385,000	1430	0	7	1998	3	1598	N	N	1509 N 80TH ST
9	750000	0225	3/21/07	\$635,000	1430	470	7	1986	3	3060	N	N	317 NE 76TH ST
9	947320	0180	8/14/07	\$599,999	1430	0	7	1930	3	3200	N	N	8051 ASHWORTH AVE N
9	948270	0385	3/5/07	\$665,000	1460	0	7	1925	3	4080	N	N	7339 KEEN WAY N
9	393190	0305	6/7/06	\$635,000	1470	0	7	1927	4	3000	N	N	7667 LATONA AVE NE
9	288320	0235	7/17/07	\$675,000	1490	420	7	1982	3	4000	N	N	2115 N 75TH ST
9	567600	0024	4/17/07	\$339,950	1500	0	7	2006	3	1110	N	N	1143 A N 85TH ST
9	567600	0025	5/7/07	\$345,950	1500	0	7	2006	3	1380	N	N	1143 B N 85TH ST
9	240210	0280	9/24/06	\$540,000	1500	610	7	1986	3	3000	N	N	8211 BAGLEY AVE N
9	199420	0400	7/11/05	\$499,500	1520	0	7	1908	4	5120	N	N	8024 STROUD AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0610	4/25/07	\$520,000	1530	220	7	1905	3	7480	N	N	2005 N 80TH ST
9	681410	0130	7/6/06	\$555,000	1550	480	7	1930	3	3720	N	N	7712 2ND AVE NE
9	551160	0290	12/27/06	\$537,380	1550	0	7	1927	3	3920	N	N	1148 N 76TH ST
9	288320	0830	8/29/07	\$720,000	1570	600	7	1905	4	3375	N	N	2029 N 77TH ST
9	062504	9314	11/27/07	\$580,000	1580	0	7	1993	3	4900	N	N	8234 DENSMORE AVE N
9	062504	9314	7/29/05	\$513,000	1580	0	7	1993	3	4900	N	N	8234 DENSMORE AVE N
9	393190	0365	9/14/07	\$641,000	1600	0	7	1927	4	4810	N	N	7655 LATONA AVE NE
9	947320	0070	1/17/05	\$455,000	1610	0	7	1941	5	5535	N	N	8014 INTERLAKE AVE N
9	445980	0010	11/19/07	\$719,000	1620	200	7	1929	4	3648	N	N	8203 ASHWORTH AVE N
9	445980	0010	8/21/06	\$689,000	1620	200	7	1929	4	3648	N	N	8203 ASHWORTH AVE N
9	091700	0175	7/24/06	\$535,000	1630	0	7	1920	3	3800	N	N	1124 N 81ST ST
9	948270	0215	6/21/06	\$600,000	1640	160	7	1937	4	3936	N	N	7440 KEEN WAY N
9	288320	1365	3/30/07	\$685,000	1650	0	7	1927	3	3700	N	N	7422 CORLISS AVE N
9	288320	1055	12/6/05	\$594,950	1670	0	7	1906	3	4600	N	N	2020 N 75TH ST
9	240210	0305	10/12/07	\$662,500	1690	0	7	1940	5	6000	N	N	2104 N 82ND ST
9	948270	0355	5/31/05	\$683,000	1720	0	7	1925	4	4275	N	N	7348 KEEN WAY N
9	948270	0490	10/24/06	\$725,000	1750	0	7	1926	4	5311	N	N	7411 KEEN WAY N
9	681510	0005	4/5/07	\$540,000	1780	0	7	1903	4	3800	N	N	7759 1ST AVE NE
9	567600	0195	5/12/05	\$453,200	1800	0	7	1910	4	4040	N	N	1119 N 84TH ST
9	567600	0160	12/6/06	\$581,000	1820	500	7	1908	4	4040	N	N	1149 N 84TH ST
9	750000	0210	5/7/07	\$600,000	1830	0	7	1991	3	4590	N	N	323 NE 76TH ST
9	288320	1615	9/13/06	\$735,000	1920	0	7	1907	4	6000	N	N	7525 1ST AVE NE
9	551160	0425	5/10/07	\$695,000	1930	0	7	1926	4	3920	N	N	1125 N 77TH ST
9	199320	0070	10/17/06	\$672,500	1940	0	7	1908	4	6625	N	N	8202 ASHWORTH AVE N
9	551160	0195	1/18/07	\$700,000	2160	0	7	1924	2	5100	Y	N	7715 WINONA AVE N
9	551160	0195	11/10/06	\$700,000	2160	0	7	1924	2	5100	Y	N	7715 WINONA AVE N
9	567600	0045	4/28/06	\$398,000	2340	0	7	1992	3	3800	N	N	1125 N 85TH ST
9	952810	1017	5/8/07	\$460,000	580	180	8	2007	3	1282	N	N	7419 A 4TH AVE NE
9	952810	1016	6/28/07	\$440,000	580	180	8	2007	3	1282	N	N	7419 B 4TH AVE NE
9	952810	3444	3/10/06	\$333,500	740	60	8	2001	3	846	N	N	602 NE 68TH ST
9	913710	1697	6/15/05	\$330,000	860	50	8	2005	3	919	N	N	511 A NE 71ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	952810	3445	6/15/05	\$325,000	920	60	8	2001	3	1513	N	N	604 NE 68TH ST
9	913710	1700	7/5/05	\$380,000	990	50	8	2005	3	888	N	N	509 B NE 71ST ST
9	288320	0083	4/14/06	\$450,000	1000	0	8	2005	3	1188	N	N	7407 A WOODLAWN AVE NE
9	445980	0159	4/7/05	\$499,950	1000	760	8	1951	4	3971	N	N	1408 N 82ND ST
9	913710	1698	8/5/05	\$457,500	1040	50	8	2005	3	1296	N	N	509 D NE 71ST ST
9	240210	0875	5/11/05	\$475,000	1060	0	8	1990	3	3000	N	N	8047 CORLISS AVE N
9	445980	0075	11/22/05	\$587,500	1070	320	8	1928	3	4923	N	N	8251 ASHWORTH AVE N
9	288620	0286	9/23/05	\$469,000	1080	0	8	2005	3	1732	N	N	7936 DENSMORE AVE N
9	288320	1590	10/10/05	\$649,950	1090	0	8	1931	4	4000	N	N	7545 1ST AVE NE
9	288320	0084	3/17/06	\$425,000	1100	0	8	2005	3	1043	N	N	7407 B WOODLAWN AVE NE
9	952810	3443	3/10/06	\$340,000	1120	60	8	2001	3	1034	N	N	6800 OSWEGO PL NE
9	913710	1784	6/27/05	\$360,000	1170	60	8	2002	3	1025	N	N	7003 6TH AVE NE
9	288320	1770	12/15/05	\$622,000	1180	0	8	1908	5	3000	N	N	7417 LATONA AVE NE
9	288320	1670	11/15/05	\$470,000	1200	0	8	1913	3	2275	N	N	7456 WOODLAWN AVE NE
9	952810	1072	10/3/06	\$474,500	1220	0	8	1993	3	1200	N	N	7403 4TH AVE NE
9	952810	1071	6/1/06	\$484,000	1220	0	8	1993	3	1500	N	N	7350 WOODLAWN AVE NE
9	393190	0225	10/16/06	\$610,000	1220	440	8	1949	4	6875	N	N	7536 1ST AVE NE
9	199320	0065	10/12/05	\$619,000	1230	1230	8	1951	5	5000	N	N	8206 ASHWORTH AVE N
9	681360	0970	12/9/05	\$525,000	1240	900	8	1950	4	7440	N	N	8042 SUNNYSIDE AVE N
9	199420	0255	7/9/07	\$630,000	1330	1000	8	1967	4	4400	N	N	1909 N 82ND ST
9	288320	0785	6/27/05	\$694,000	1380	0	8	1903	5	4916	N	N	2026 N 77TH ST
9	779790	0115	7/1/07	\$669,000	1390	330	8	1930	4	5000	N	N	8227 INTERLAKE AVE N
9	288470	0060	9/26/07	\$835,000	1430	0	8	1955	4	5025	Y	N	7520 E GREEN LAKE DR N
9	803170	0186	4/25/05	\$504,500	1450	1250	8	1937	4	7625	N	N	350 NE 76TH ST
9	681510	0255	8/22/05	\$525,000	1470	0	8	1905	4	4000	N	N	2306 N 77TH ST
9	681360	0395	10/10/07	\$684,000	1470	0	8	2004	3	5580	N	N	8222 CORLISS AVE N
9	681360	0395	9/13/05	\$608,000	1470	0	8	2004	3	5580	N	N	8222 CORLISS AVE N
9	913710	1702	6/30/06	\$428,000	1480	40	8	2005	3	1274	N	N	509 A NE 71ST ST
9	913710	1702	6/27/05	\$375,000	1480	40	8	2005	3	1274	N	N	509 A NE 71ST ST
9	240210	1025	9/21/05	\$600,000	1480	0	8	1951	4	6000	N	N	8040 BAGLEY AVE N
9	952810	1015	3/27/07	\$510,000	1490	0	8	2007	3	967	N	N	7421 B 4TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	393190	0460	12/1/05	\$625,000	1490	1170	8	1968	3	5850	N	N	7501 LATONA AVE NE
9	952810	1014	2/28/07	\$500,000	1500	0	8	2007	3	967	N	N	7421 A 4TH AVE NE
9	151730	0060	4/5/06	\$610,000	1510	0	8	1929	4	4386	N	N	1138 N 78TH ST
9	750000	0095	5/23/07	\$583,000	1520	330	8	1947	3	5100	N	N	312 NE LONGWOOD PL
9	948270	0275	4/26/07	\$765,000	1540	200	8	1926	5	4320	Y	N	7215 W GREEN LAKE DR N
9	681510	0237	7/6/07	\$899,000	1560	750	8	2007	3	4000	N	N	2312 N 77TH ST
9	288320	1461	7/17/06	\$534,950	1565	60	8	1996	3	2000	N	N	7423 SUNNYSIDE AVE N
9	288320	1375	7/13/06	\$695,000	1570	560	8	1926	4	3700	N	N	7418 CORLISS AVE N
9	948270	0065	4/12/06	\$810,000	1590	130	8	1926	5	3948	N	N	1310 N 76TH ST
9	288320	1520	10/10/05	\$775,000	1600	0	8	1922	5	4000	N	N	7522 SUNNYSIDE AVE N
9	151730	0050	8/24/06	\$630,000	1600	0	8	1929	3	4343	N	N	1146 N 78TH ST
9	913710	1690	6/23/05	\$395,000	1610	50	8	2005	3	1166	N	N	511 A NE 71ST ST
9	913710	1696	7/7/05	\$508,300	1610	50	8	2005	3	1692	N	N	511 C NE 71ST ST
9	551160	0220	6/11/07	\$850,000	1620	860	8	1925	5	3815	N	N	1335 N 78TH ST
9	091700	0330	9/13/05	\$495,000	1650	0	8	1930	3	3800	N	N	1136 N 80TH ST
9	288320	0350	3/21/07	\$980,000	1680	830	8	1905	5	7200	Y	N	7676 E GREEN LAKE DR N
9	913710	1780	10/12/05	\$520,000	1716	320	8	2002	3	960	N	N	518 NE 70TH ST
9	288320	1840	6/26/06	\$520,000	1720	0	8	1978	3	1800	N	N	7425 LATONA AVE NE
9	288320	1835	11/8/06	\$495,000	1720	0	8	1978	3	1800	N	N	7427 LATONA AVE NE
9	151730	0010	8/22/07	\$860,000	1740	0	8	1929	4	4644	N	N	1153 N 78TH ST
9	779790	0080	7/2/07	\$670,000	1740	160	8	1930	4	5337	N	N	1320 N 82ND ST
9	779790	0080	6/21/05	\$549,900	1740	160	8	1930	4	5337	N	N	1320 N 82ND ST
9	393190	0252	12/16/05	\$620,000	1780	0	8	1984	3	3750	N	N	7554 1ST AVE NE
9	288470	0040	5/17/05	\$710,000	1800	0	8	1933	4	4620	Y	N	7514 E GREEN LAKE DR N
9	681410	0070	1/23/06	\$536,000	2000	0	8	1979	3	6960	N	N	212 NE 77TH ST
9	948270	0380	6/5/07	\$953,000	2030	300	8	1925	5	3922	N	N	7343 KEEN WAY N
9	948270	0380	2/17/06	\$851,000	2030	300	8	1925	5	3922	N	N	7343 KEEN WAY N
9	062504	9021	8/8/07	\$785,000	2050	0	8	1946	4	8432	N	N	8021 WALLINGFORD AVE N
9	288320	1525	6/27/07	\$1,003,500	2130	800	8	1907	5	4180	N	N	7516 SUNNYSIDE AVE N
9	240210	0080	12/12/05	\$575,000	2160	800	8	1968	3	5000	N	N	8211 CORLISS AVE N
9	062504	9272	4/25/06	\$819,000	2210	340	8	2005	3	4368	N	N	1326 N 79TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	948270	0056	2/14/06	\$888,000	2320	270	8	1978	3	3854	N	N	1318 N 76TH ST
9	288320	0260	6/14/05	\$987,000	2460	0	8	1924	4	6120	Y	N	7574 E GREEN LAKE DR N
9	920300	0065	10/15/07	\$950,000	2800	0	8	1992	3	4290	N	N	7715 MERIDIAN AVE N
9	288320	0310	11/14/07	\$1,140,000	2890	1720	8	1901	5	4000	N	N	2011 N 75TH ST
9	952810	1191	7/19/07	\$429,100	1005	0	9	1997	3	693	N	N	424 B NE MAPLE LEAF PL
9	952810	0961	4/12/05	\$395,000	1020	0	9	1998	3	919	N	N	7441 C 4TH AVE NE
9	952810	1097	7/8/05	\$585,000	1250	260	9	2002	3	1415	N	N	7408 4TH AVE NE
9	952810	0902	4/13/05	\$675,000	1270	290	9	2004	3	1151	N	N	7442 LATONA AVE NE
9	952810	1194	6/26/07	\$539,900	1420	0	9	1997	3	966	N	N	420 A NE MAPLE LEAF PL
9	952810	1194	5/17/05	\$485,000	1420	0	9	1997	3	966	N	N	420 A NE MAPLE LEAF PL
9	288620	0126	11/21/05	\$480,000	1420	0	9	1998	3	1100	N	N	7910 B ASHWORTH AVE N
9	288620	0127	7/23/07	\$565,000	1420	0	9	1996	3	1650	N	N	7910 A ASHWORTH AVE N
9	288620	0127	6/10/05	\$485,000	1420	0	9	1996	3	1650	N	N	7910 A ASHWORTH AVE N
9	681510	0370	1/18/05	\$875,000	1460	930	9	1931	5	4000	N	N	7717 CORLISS AVE N
9	952810	0915	4/21/06	\$805,000	1530	700	9	2004	3	2398	N	N	311 NE 75TH ST
9	952810	1099	6/16/05	\$590,000	1550	260	9	2002	3	1078	N	N	7412 4TH AVE NE
9	952810	0904	2/4/05	\$625,000	1560	250	9	2004	3	1158	N	N	7444 LATONA AVE NE
9	952810	0899	2/1/05	\$699,000	1560	290	9	2004	3	1330	N	N	7450 LATONA AVE NE
9	952810	0906	3/11/05	\$629,000	1560	180	9	2004	3	1332	N	N	7448 LATONA AVE NE
9	952810	0907	1/19/05	\$689,000	1560	290	9	2004	3	1812	N	N	317 NE 75TH ST
9	952810	0903	4/12/05	\$649,000	1580	0	9	2004	3	1935	N	N	305 NE 75TH ST
9	952810	0905	9/6/07	\$844,000	1650	0	9	2004	3	2071	N	N	7446 LATONA AVE NE
9	952810	0905	1/28/05	\$644,000	1650	0	9	2004	3	2071	N	N	7446 LATONA AVE NE
9	551160	0385	4/25/06	\$834,200	1750	1090	9	2005	3	3920	N	N	1153 N 77TH ST
9	199420	0279	2/17/06	\$825,000	2150	990	9	2005	3	3753	N	N	8038 BURKE AVE N
9	199420	0277	1/31/06	\$800,000	2150	990	9	2005	3	3753	N	N	8040 BURKE AVE N
9	445980	0050	2/24/06	\$875,000	2430	910	9	2005	3	4923	N	N	8233 ASHWORTH AVE N
9	393190	0060	7/13/06	\$1,100,000	2520	640	9	2001	3	6000	Y	N	7535 2ND AVE NE
9	940280	0035	6/2/05	\$812,500	2540	750	9	2005	3	3610	N	N	1333 N 79TH ST
9	613060	0025	6/25/07	\$920,000	2540	560	9	2007	3	5002	N	N	7745 BAGLEY AVE N
9	920300	0160	7/18/06	\$1,050,000	2550	900	9	2004	4	4400	N	N	2110 N 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0379	1/8/07	\$900,000	1560	0	10	1998	3	1924	Y	N	7726 E GREEN LAKE DR N
9	288320	1490	11/8/05	\$1,046,000	2370	1050	10	2005	3	4000	N	N	7544 SUNNYSIDE AVE N
9	677220	0065	6/27/07	\$1,040,450	2860	630	10	2007	3	5465	N	N	7737 BAGLEY AVE N
9	288320	0780	1/8/07	\$1,500,000	3020	820	10	2005	3	4916	N	N	2022 N 77TH ST
9	288320	1125	6/13/07	\$1,607,775	4710	760	11	2005	3	7605	N	N	7419 CORLISS AVE N

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0280	8/20/07	\$562,500	TEARDOWN
5	125720	0720	8/23/07	\$597,500	DIAGNOSTIC OUTLIER
5	125720	1075	11/27/06	\$148,403	QUIT CLAIM DEED
5	125720	1140	4/19/06	\$420,000	PERCENT COMPLETE<100
5	125720	1140	9/17/07	\$1,395,000	PERCENT COMPLETE<100
5	125720	1215	3/13/06	\$600,000	OBSOLESCENCE>0
5	125720	1215	12/5/07	\$980,000	OBSOLESCENCE>0
5	125720	1340	6/11/05	\$43,000	OBSOLESCENCE>0
5	125720	1360	11/8/05	\$390,000	MORE THAN 1 IMP
5	125720	1360	4/11/06	\$195,743	QUIT CLAIM DEED
5	125720	1680	6/14/06	\$672,000	NON REPRESENTATIVE SALE
5	125720	1845	2/21/06	\$400,000	DOR RATIO
5	125720	1855	12/5/05	\$400,000	DOR RATIO
5	125720	1965	7/19/06	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	125720	1995	8/16/05	\$729,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	125720	2105	5/23/07	\$615,000	PREVIOUS IMP VALUE <= 25,000
5	125720	2115	5/26/05	\$470,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	125720	2625	2/21/06	\$599,950	RELOCATION - SALE TO SERVICE
5	125720	2740	3/9/05	\$444,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	125720	2800	10/26/05	\$555,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	125720	2805	7/5/06	\$451,000	TEARDOWN
5	335950	0415	11/21/05	\$540,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	336490	0156	7/27/05	\$269,000	DIAGNOSTIC OUTLIER
5	336490	0190	6/13/05	\$519,000	NO MARKET EXPOSURE
5	336490	0200	4/11/05	\$383,200	NON REPRESENTATIVE SALE
5	336490	0365	7/26/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	0085	8/17/06	\$383,100	NO MARKET EXPOSURE
5	385690	0480	11/8/05	\$385,000	DOR RATIO
5	385690	0507	3/9/05	\$900,000	PRESALE
5	385690	0595	4/4/05	\$397,500	GOVERNMENT AGENCY
5	385690	0840	3/3/05	\$445,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	1215	6/21/06	\$915,000	PRESALE
5	385690	1340	5/5/06	\$61,261	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	1605	10/22/07	\$1,050,000	PERCENT COMPLETE<100
5	385690	1605	10/12/05	\$731,000	PERCENT COMPLETE<100
5	385690	2230	7/22/05	\$235,000	PREVIOUS IMP VALUE <= 25,000
5	385690	2275	11/8/05	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	2440	11/10/05	\$126,700	QUIT CLAIM DEED
5	385690	2925	2/9/07	\$172,851	QUIT CLAIM DEED
5	385690	2925	3/14/07	\$172,851	QUIT CLAIM DEED
5	385690	3065	3/20/06	\$415,000	DOR RATIO
5	385690	3120	2/13/07	\$611,500	RELOCATION - SALE TO SERVICE
5	385690	3145	11/23/05	\$72,285	QUIT CLAIM DEED
5	385690	3195	8/20/06	\$685,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	3225	4/1/05	\$650,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	385690	3392	10/5/05	\$495,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	3620	12/19/05	\$475,000	DOR RATIO
5	385690	3670	12/6/05	\$510,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	4125	6/22/06	\$480,000	NO MARKET EXPOSURE
5	385690	4265	11/21/05	\$364,000	PERCENT COMPLETE<100
5	385690	4280	7/22/05	\$207,983	QUIT CLAIM DEED
5	385690	4440	8/1/06	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	4590	12/4/06	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	4655	6/20/07	\$334,000	POOR CONDITION
5	385690	4725	2/15/07	\$163,400	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	4770	5/11/05	\$560,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	385690	5070	11/3/05	\$349,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	5200	10/13/05	\$397,700	NO MARKET EXPOSURE
5	385690	5200	11/18/05	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	0346	4/10/05	\$493,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	0515	1/11/06	\$555,000	DIAGNOSTIC OUTLIER
5	913610	0762	6/12/06	\$616,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	0776	6/3/05	\$720,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	0876	4/21/05	\$399,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	1695	12/15/05	\$428,000	MULTIPLE PARCEL SALE
5	913610	1776	10/20/06	\$61,610	QUIT CLAIM DEED
5	913610	1850	3/27/06	\$585,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	2225	8/5/05	\$451,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	2225	8/11/05	\$451,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	2373	7/14/05	\$527,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	2926	2/8/06	\$491,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	2976	11/17/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	913610	3146	8/11/06	\$355,000	OBSOLESCENCE>0
5	913610	3190	7/29/05	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	922240	0510	7/25/05	\$340,000	NO MARKET EXPOSURE
5	922240	0565	3/8/05	\$275,000	GOVERNMENT AGENCY
5	922240	0760	8/3/05	\$364,200	DIAGNOSTIC OUTLIER
5	922290	0011	2/25/05	\$490,000	DIAGNOSTIC OUTLIER
5	952310	0105	6/12/06	\$569,950	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952310	0105	12/6/05	\$547,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952310	0215	7/18/05	\$371,400	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952310	0225	9/12/06	\$510,000	OBSOLESCENCE>0
5	952310	0346	9/20/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952310	0410	5/25/05	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952810	0275	10/30/07	\$1,302,750	DIAGNOSTIC OUTLIER
5	952810	0315	12/6/05	\$865,000	RELOCATION - SALE TO SERVICE
5	952810	4020	7/13/07	\$650,000	DIAGNOSTIC OUTLIER
5	952810	4481	11/21/07	\$659,200	TEARDOWN
5	952810	4580	8/31/07	\$400,000	DIAGNOSTIC OUTLIER
5	952810	4660	5/14/07	\$310,000	DATA DOES NOT MATCH SALE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	952810	4796	9/13/05	\$415,000	PREVIOUS IMP VALUE <= 25,000
5	952810	5205	8/18/06	\$530,000	OBSOLESCENCE>0
5	952810	5250	4/20/06	\$481,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952810	5385	7/18/05	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952810	5405	3/18/05	\$500,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	0075	6/13/05	\$424,950	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	0235	3/15/06	\$508,000	RELOCATION - SALE TO SERVICE
5	955020	0650	8/4/05	\$285,000	NON REPRESENTATIVE SALE
5	955020	0920	9/13/05	\$634,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	0945	1/27/05	\$570,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	1055	3/22/05	\$317,000	DIAGNOSTIC OUTLIER
5	955020	1300	6/16/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	1582	8/8/06	\$575,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	1790	6/25/07	\$519,500	MORE THAN 1 IMP
5	955020	1870	10/26/05	\$985,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	1870	5/12/05	\$558,388	DOR RATIO
5	955020	2130	11/14/05	\$325,000	DOR RATIO
5	955020	2195	6/5/06	\$580,500	NON REPRESENTATIVE SALE
5	955020	2320	8/10/05	\$430,000	DOR RATIO
5	955020	2345	12/22/05	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	2640	10/19/05	\$380,000	DIAGNOSTIC OUTLIER
5	955020	3010	3/10/05	\$490,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	3310	4/11/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	3845	9/1/06	\$165,000	QUIT CLAIM DEED
5	955020	3920	1/5/05	\$269,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	4020	3/25/06	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	4070	6/21/05	\$298,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	4160	4/19/05	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955020	4460	3/21/05	\$475,000	DIAGNOSTIC OUTLIER
5	955020	4550	4/18/06	\$538,000	UNFINISHED AREA>0
5	955020	4860	9/29/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	5170	3/22/05	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	5180	7/11/06	\$985,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955120	0625	10/6/06	\$750,000	TEARDOWN
5	955120	0875	12/15/05	\$350,000	PERCENT COMPLETE<100
5	955120	0875	10/4/07	\$1,325,000	PERCENT COMPLETE<100
5	955120	1185	5/24/07	\$560,500	TEARDOWN
5	955120	1435	1/3/05	\$509,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	1560	12/29/06	\$500,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	1585	4/20/06	\$1,019,370	OBSOLESCENCE>0
5	955120	1660	7/21/05	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	1815	8/23/05	\$435,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	1945	3/15/05	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	2020	5/25/07	\$625,000	DIAGNOSTIC OUTLIER
5	955120	2120	2/21/06	\$710,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955120	2120	6/15/05	\$695,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	2230	7/13/07	\$1,150,000	OBSOLESCENCE>0
5	955120	2485	5/4/05	\$985,000	OBSOLESCENCE>0
5	955120	2981	4/13/06	\$525,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	2981	1/11/07	\$750,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	955120	3050	7/17/07	\$674,000	EXEMPT FROM EXCISE TAX
9	062504	9023	6/16/07	\$675,000	TEARDOWN
9	062504	9145	5/2/05	\$335,000	DIAGNOSTIC OUTLIER
9	062504	9161	6/20/07	\$675,000	TEARDOWN
9	062504	9247	9/14/05	\$2,100,000	MORE THAN 1 IMP
9	062504	9272	3/28/05	\$310,000	DOR RATIO
9	091700	0315	4/26/06	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	151730	0055	10/4/06	\$264,805	QUIT CLAIM DEED
9	199320	0065	3/16/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	199320	0075	5/16/06	\$670,000	MORE THAN 1 IMP
9	199420	0200	4/11/05	\$526,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	199420	0256	5/9/06	\$555,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	199420	0445	8/22/05	\$370,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	240210	0060	8/16/06	\$173,006	RELATED PARTY, FRIEND, OR NEIGHBOR
9	240210	0465	3/30/05	\$356,500	DIAGNOSTIC OUTLIER
9	288320	0175	11/22/05	\$650,000	OBSOLESCENCE>0
9	288320	0265	10/13/05	\$1,040,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	288320	0280	1/7/06	\$750,000	DOR RATIO
9	288320	0410	7/5/06	\$1,300,000	MORE THAN 1 IMP
9	288320	0410	10/18/07	\$750,000	MORE THAN 1 IMP
9	288320	0420	6/13/05	\$749,000	OBSOLESCENCE>0
9	288320	0530	1/10/06	\$545,000	MORE THAN 1 IMP
9	288320	0670	3/29/06	\$442,000	PERCENT COMPLETE<100
9	288320	0675	8/1/06	\$420,000	PERCENT COMPLETE<100
9	288320	0675	12/24/07	\$1,114,000	PERCENT COMPLETE<100
9	288320	1425	4/10/07	\$151,074	RELATED PARTY, FRIEND, OR NEIGHBOR
9	288620	0200	5/31/07	\$850,000	TEARDOWN
9	288620	0210	8/14/06	\$800,000	MORE THAN 1 IMP
9	288620	0220	7/12/06	\$765,000	MORE THAN 1 IMP
9	393190	0580	5/17/07	\$350,000	POOR CONDITION
9	551160	0290	7/24/07	\$752,000	DATA DOES NOT MATCH SALE
9	567600	0005	8/23/07	\$420,000	TEARDOWN
9	567600	0005	4/26/07	\$361,500	TEARDOWN
9	567600	0010	4/26/07	\$330,000	PREVIOUS IMP VALUE <= 25,000
9	567600	0015	10/24/07	\$400,000	DIAGNOSTIC OUTLIER
9	567600	0025	11/28/05	\$297,500	TEARDOWN
9	567600	0165	9/13/05	\$290,380	DIAGNOSTIC OUTLIER
9	567600	0170	10/19/05	\$280,000	DOR RATIO
9	613060	0027	6/26/07	\$875,000	DIAGNOSTIC OUTLIER
9	677220	0050	8/8/05	\$575,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	677220	0110	8/28/07	\$1,719,500	MORE THAN 1 IMP
9	681360	0345	6/15/05	\$280,000	NO MARKET EXPOSURE
9	681360	0405	6/19/06	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	681360	0590	11/7/06	\$759,000	OBSOLESCENCE>0
9	681360	0916	7/22/05	\$425,000	RELOCATION - SALE TO SERVICE
9	681360	0936	11/11/05	\$400,000	OBSOLESCENCE>0
9	681410	0111	7/30/05	\$579,000	RELOCATION - SALE TO SERVICE
9	681410	0211	1/26/05	\$292,000	NON REPRESENTATIVE SALE
9	681410	0305	6/14/07	\$750,000	DATA DOES NOT MATCH SALE
9	681410	0370	2/8/05	\$320,500	OBSOLESCENCE>0
9	681510	0230	4/4/07	\$582,000	RELOCATION - SALE TO SERVICE
9	681510	0237	6/8/06	\$499,950	IMP CHARACTERISTICS CHANGED SINCE SALE
9	750000	0066	11/11/06	\$39,000	QUIT CLAIM DEED
9	750000	0066	2/3/07	\$39,000	QUIT CLAIM DEED
9	750000	0170	4/5/05	\$275,000	NON REPRESENTATIVE SALE
9	913710	0395	5/24/07	\$340,000	TEARDOWN
9	913710	0396	5/24/07	\$390,000	TEARDOWN
9	913710	1699	7/7/05	\$335,000	DIAGNOSTIC OUTLIER
9	920300	0045	2/15/06	\$440,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	920300	0105	10/11/07	\$325,000	DIAGNOSTIC OUTLIER
9	920300	0125	9/20/07	\$142,309	RELATED PARTY, FRIEND, OR NEIGHBOR
9	940280	0005	10/3/05	\$550,000	PERCENT COMPLETE<100
9	947320	0165	8/2/07	\$737,500	ACTIVE PERMIT BEFORE SALE>25,000
9	948270	0025	7/28/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	948270	0090	11/30/05	\$241,095	QUIT CLAIM DEED
9	948270	0150	8/4/06	\$235,670	QUIT CLAIM DEED
9	948270	0260	5/27/05	\$657,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	948270	0355	5/29/07	\$925,000	DATA DOES NOT MATCH SALE
9	948270	0535	10/26/06	\$484,350	IMP CHARACTERISTICS CHANGED SINCE SALE
9	952810	1015	10/13/05	\$645,000	TEARDOWN
9	952810	1032	3/3/05	\$435,000	DIAGNOSTIC OUTLIER
9	952810	1060	7/3/07	\$790,000	TEARDOWN
9	952810	1226	10/25/06	\$580,000	DIAGNOSTIC OUTLIER
9	952810	1265	5/17/05	\$1,000,000	MORE THAN 1 IMP
9	952810	1285	6/2/05	\$450,000	TEARDOWN
9	952810	1285	7/3/07	\$585,000	DIAGNOSTIC OUTLIER
9	952810	3455	6/20/05	\$315,000	1031 TRADE
9	952810	3520	1/20/05	\$500,000	TEARDOWN



**King County
Department of Assessments**

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Email: assessor.info@metrokc.gov

www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2007. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2007. 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 1999); 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