

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 1,034

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$178,900	\$242,800	\$421,700	\$470,800	89.6%	13.80%
2008 Value	\$195,800	\$267,200	\$463,000	\$470,800	98.3%	13.81%
Change	+\$16,900	+\$24,400	+\$41,300		+8.7%	+0.01%
% Change	+9.4%	+10.0%	+9.8%		+9.7%	+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	\$193,500	\$226,100	\$419,600
2008 Value	\$211,800	\$248,800	\$460,600
Percent Change	+9.5%	+10.0%	+9.8%

Number of one to three unit residences in the Population: 5,902

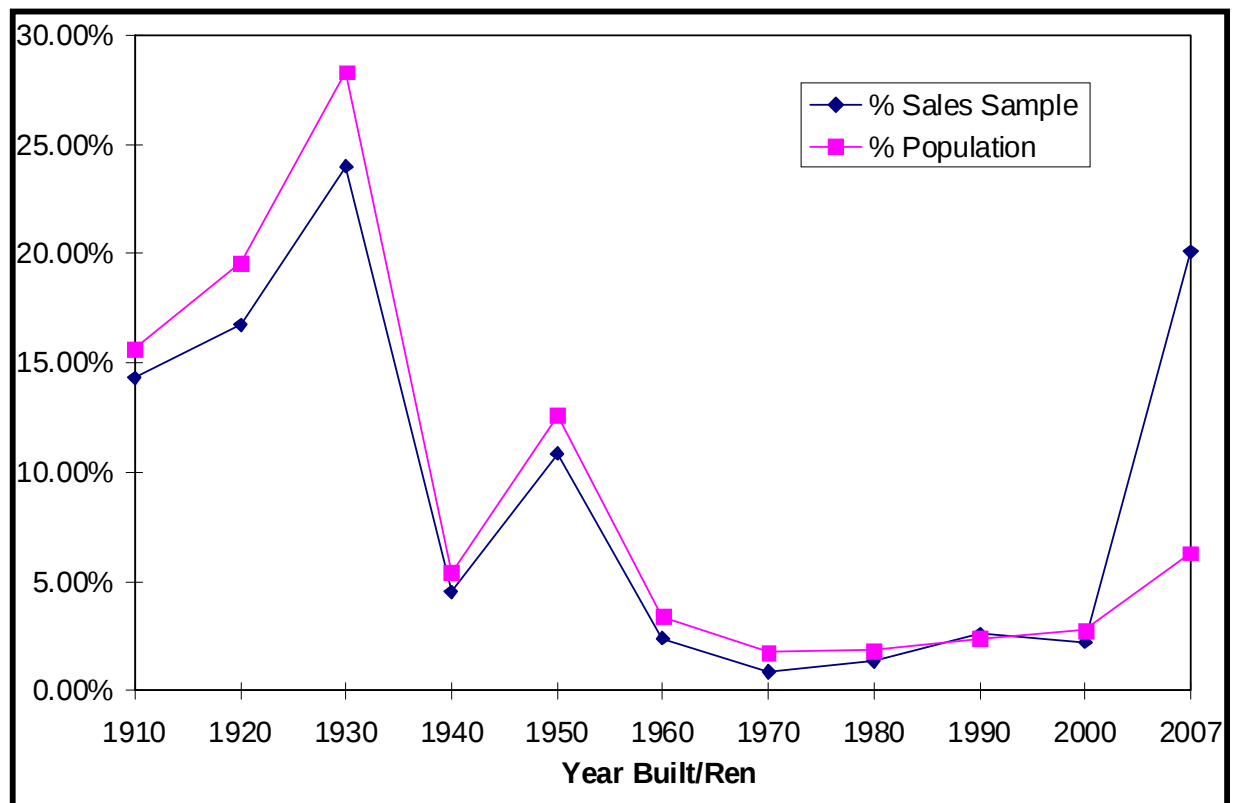
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving 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	148	14.31%
1920	173	16.73%
1930	248	23.98%
1940	47	4.55%
1950	112	10.83%
1960	25	2.42%
1970	9	0.87%
1980	14	1.35%
1990	27	2.61%
2000	23	2.22%
2007	208	20.12%
	1034	

Population		
Year Built/Ren	Frequency	% Population
1910	923	15.64%
1920	1156	19.59%
1930	1672	28.33%
1940	319	5.40%
1950	743	12.59%
1960	201	3.41%
1970	104	1.76%
1980	110	1.86%
1990	140	2.37%
2000	162	2.74%
2007	372	6.30%
	5902	

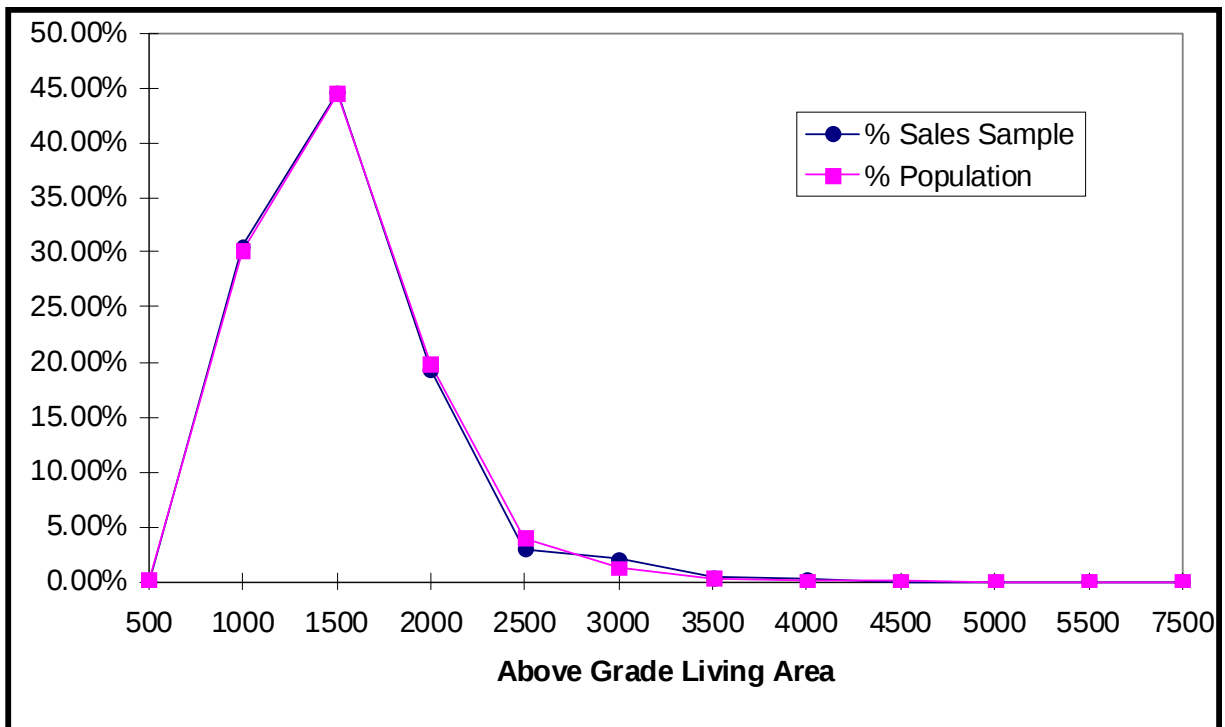


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	316	30.56%
1500	461	44.58%
2000	199	19.25%
2500	31	3.00%
3000	21	2.03%
3500	4	0.39%
4000	2	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1034		

Population		
AGLA	Frequency	% Population
500	10	0.17%
1000	1777	30.11%
1500	2623	44.44%
2000	1167	19.77%
2500	231	3.91%
3000	74	1.25%
3500	16	0.27%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
5902		

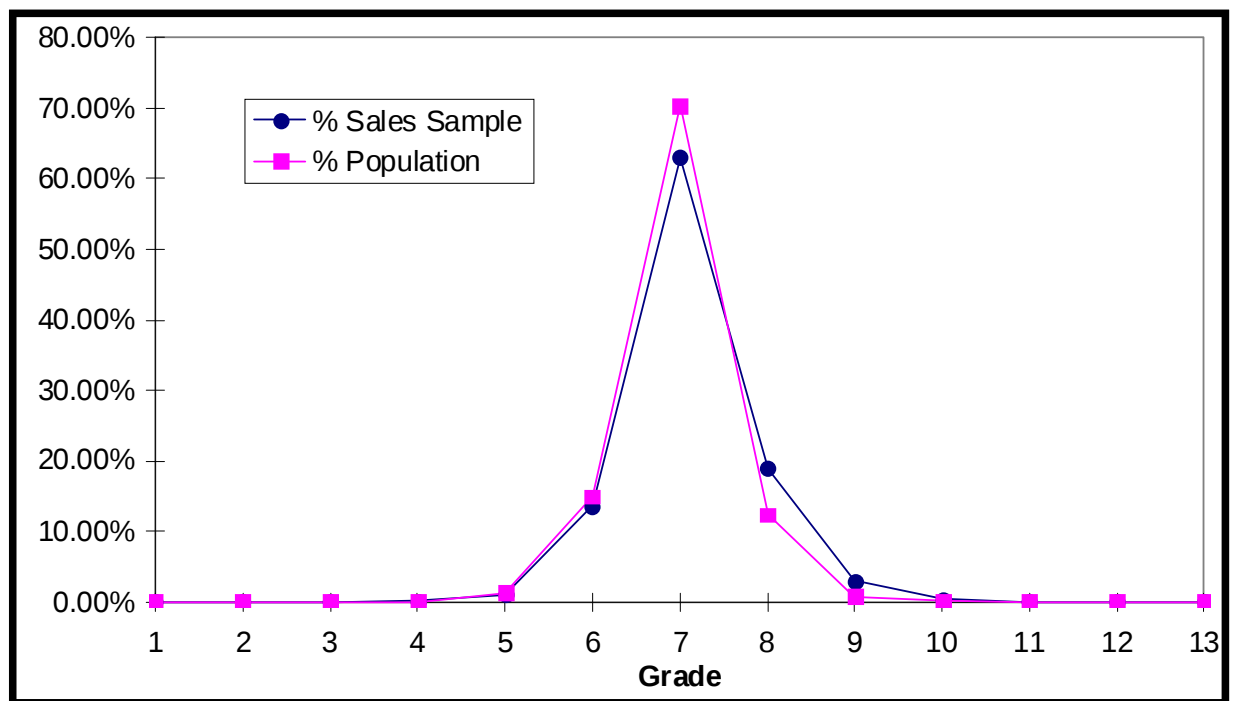


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

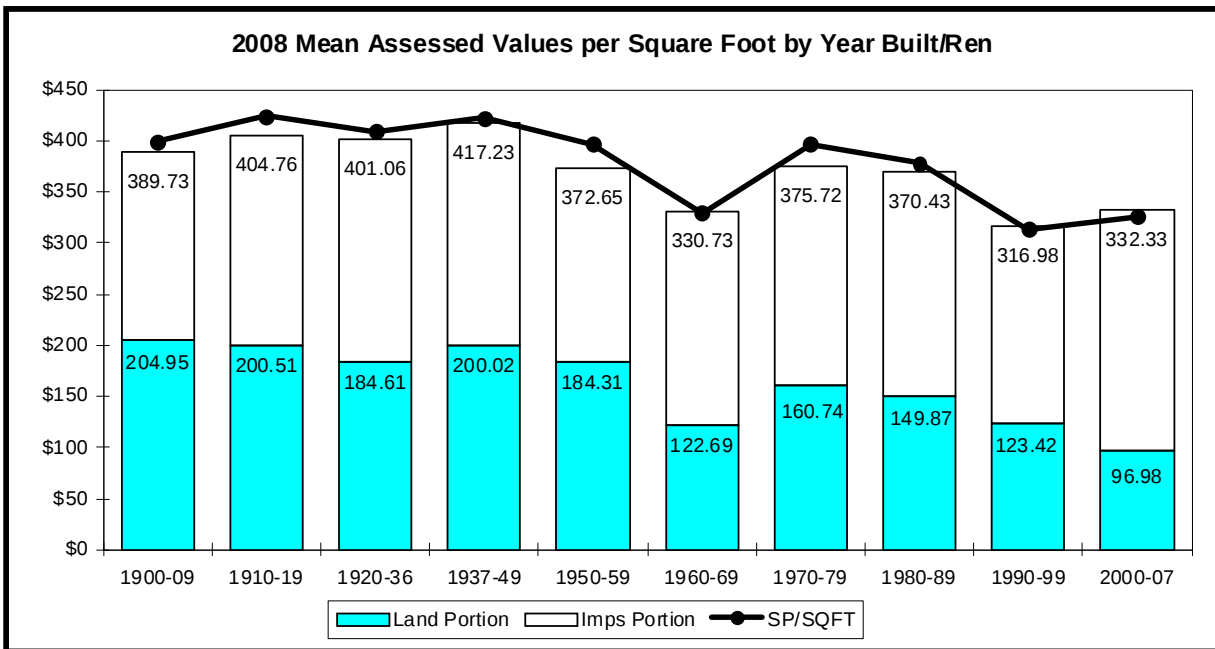
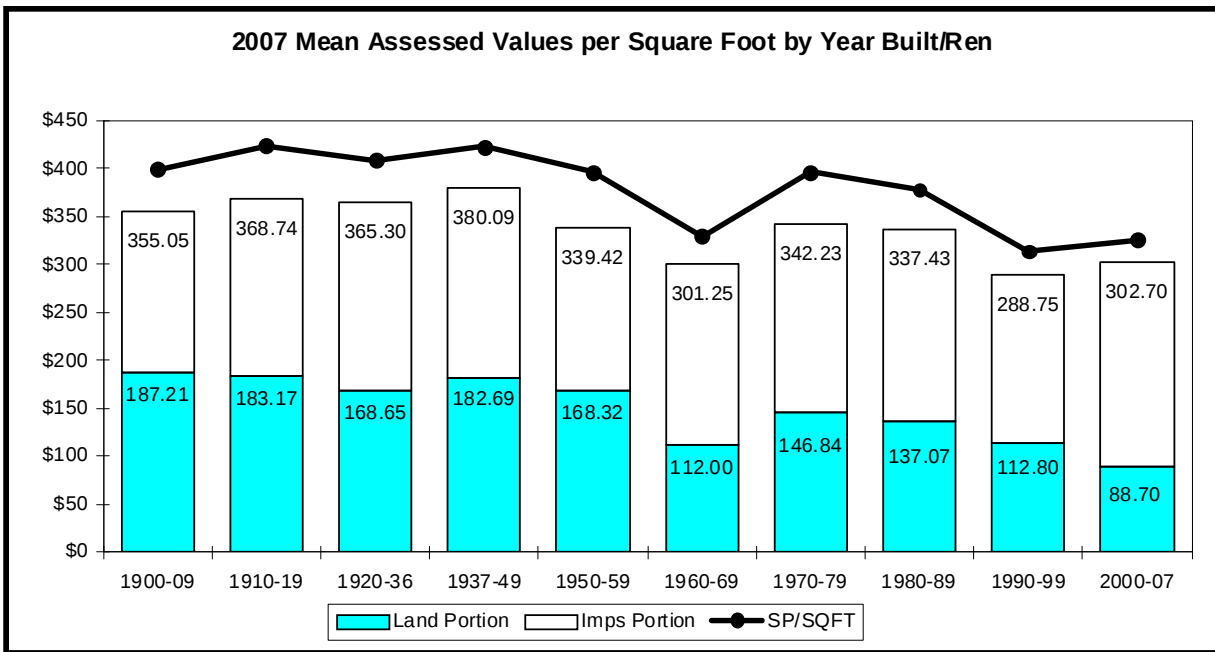
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.10%
5	11	1.06%
6	141	13.64%
7	651	62.96%
8	195	18.86%
9	31	3.00%
10	4	0.39%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1034		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	3	0.05%
5	78	1.32%
6	883	14.96%
7	4151	70.33%
8	731	12.39%
9	47	0.80%
10	8	0.14%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5902		



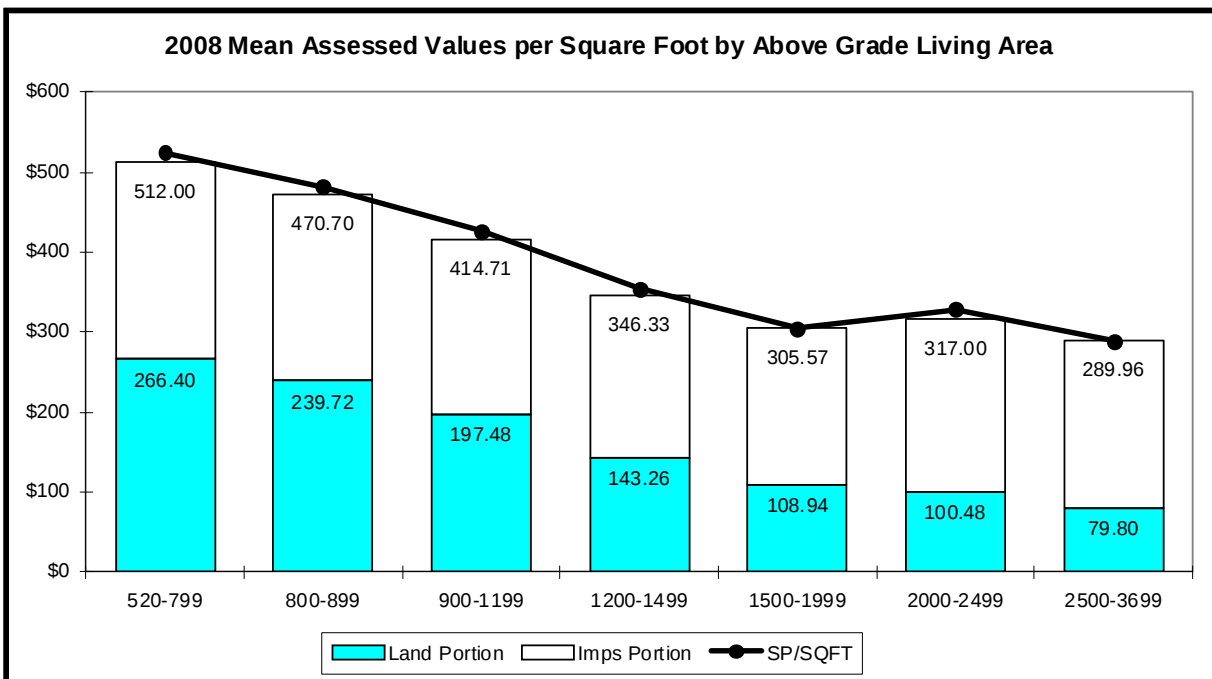
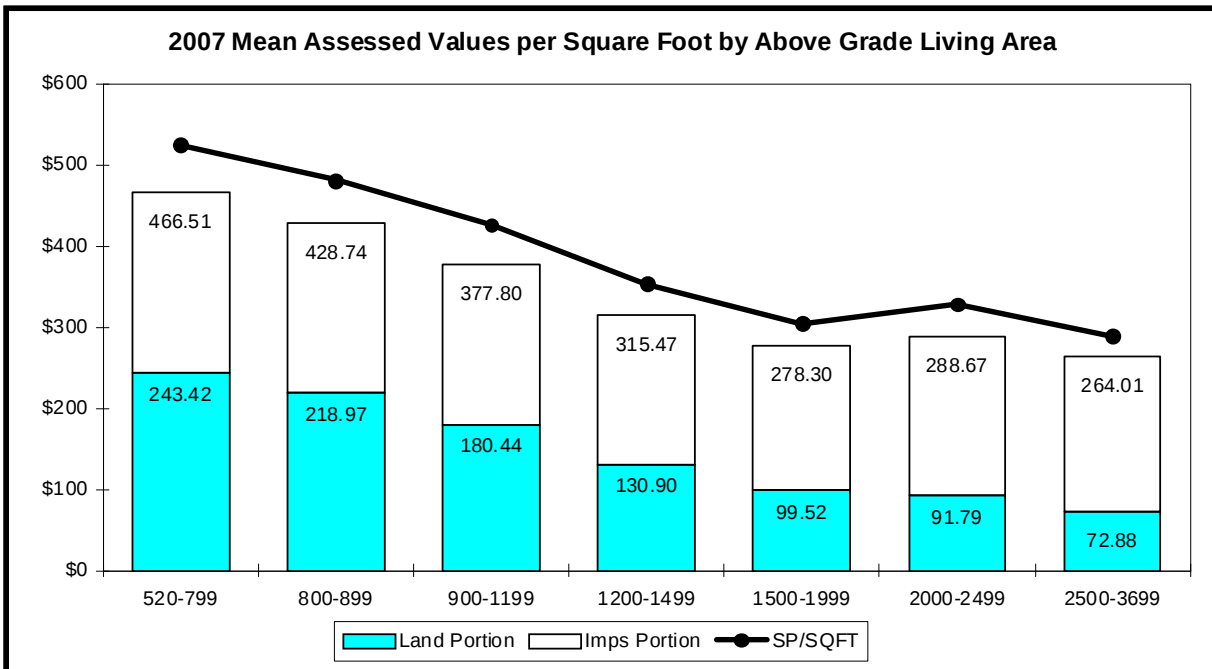
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



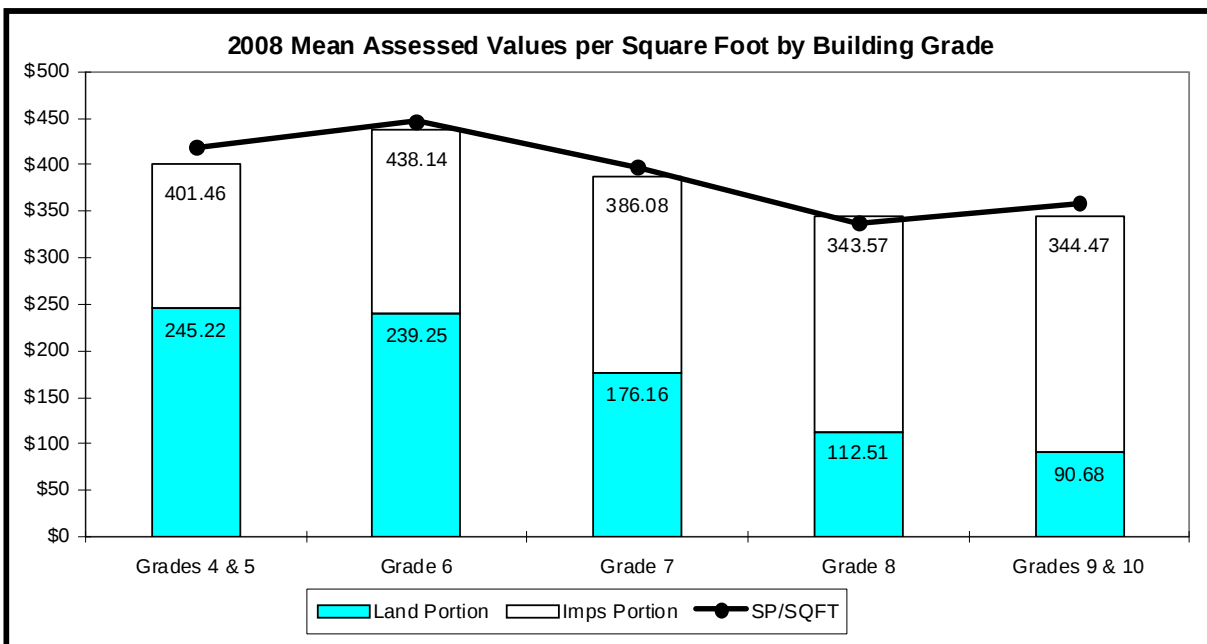
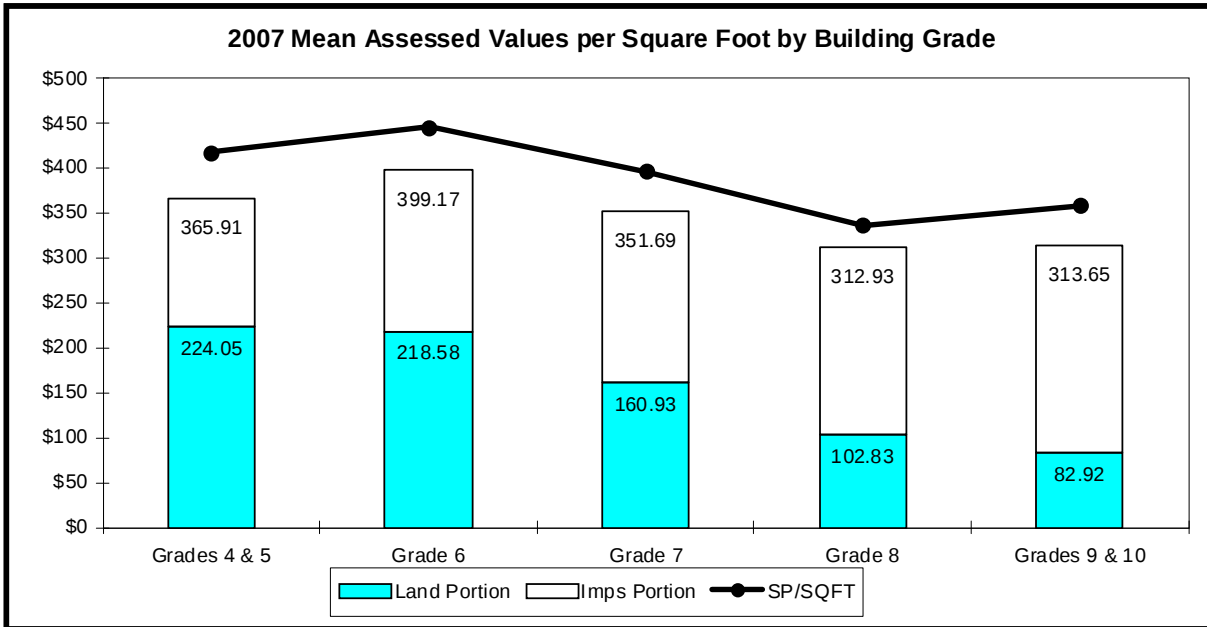
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

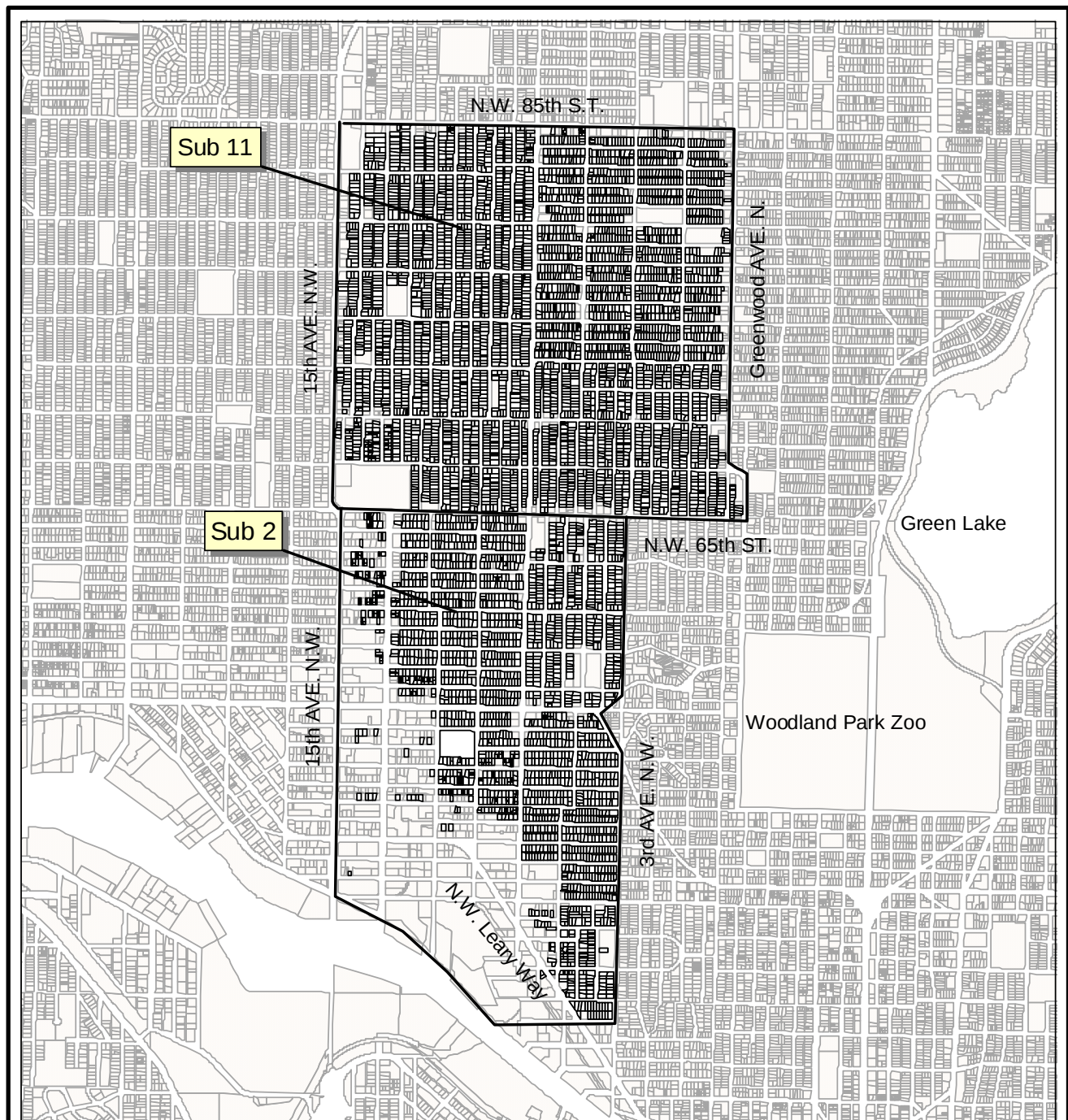


These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



These charts clearly show an improvement in assessment level 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 82 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 representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use 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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May 14, 2008

0.09 0 0.09 0.18 0.27 0.36 Miles



King County

Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 14, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

There were not enough vacant 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:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.098, \text{ with the result rounded down to the next } \$1,000.$$

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 1,034 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:

$$\text{2008 Total Value} = \text{2007 Total Value} \times 1.099$$

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 * 1.098 – 2008 Land Value=2008 Improvement Value).

* If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.098 – 2008 Land Value=2008 Improvement Value).

* If vacant parcels (no improvement value) only the land adjustment applies.

* If land or improvement values are \$25,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)

* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

* Any properties excluded from the annual up-date process are noted in RealProperty.

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 82 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

9.90%

Comments

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

Area 82 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 0.983 .

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	1.206	1.324	9.8%	NA	NA
5	11	0.865	0.949	9.7%	0.812	1.086
6	141	0.898	0.985	9.8%	0.963	1.007
7	651	0.885	0.972	9.8%	0.961	0.983
8	195	0.929	1.020	9.8%	1.003	1.037
9	31	0.888	0.976	9.8%	0.927	1.024
10	4	0.951	1.044	9.8%	0.815	1.274
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	108	0.887	0.974	9.8%	0.946	1.002
1910-1919	202	0.868	0.953	9.8%	0.933	0.974
1920-1936	275	0.894	0.981	9.8%	0.965	0.997
1937-1949	129	0.899	0.987	9.8%	0.961	1.012
1950-1959	37	0.868	0.954	9.8%	0.903	1.004
1960-1969	11	0.905	0.993	9.8%	0.893	1.093
1970-1979	14	0.849	0.932	9.8%	0.820	1.044
1980-1989	24	0.898	0.986	9.8%	0.937	1.036
1990-1999	21	0.924	1.014	9.8%	0.968	1.060
2000-2007	213	0.928	1.019	9.8%	1.003	1.034
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	4	1.058	1.161	9.8%	0.935	1.388
Average	620	0.904	0.992	9.8%	0.981	1.003
Good	352	0.884	0.971	9.8%	0.956	0.986
Very Good	58	0.878	0.964	9.8%	0.931	0.996
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	457	0.884	0.971	9.8%	0.958	0.984
1.5	303	0.891	0.978	9.8%	0.961	0.995
2	164	0.904	0.992	9.8%	0.973	1.012
2.5	2	0.883	0.970	9.8%	-1.832	3.771
3	108	0.942	1.034	9.8%	1.014	1.054

Area 82 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 0.983 .

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.
520-799	89	0.891	0.977	9.8%	0.949	1.006
800-899	93	0.890	0.977	9.8%	0.950	1.003
900-1199	341	0.888	0.975	9.8%	0.960	0.990
1200-1499	249	0.892	0.979	9.8%	0.961	0.998
1500-1999	202	0.914	1.004	9.8%	0.986	1.022
2000-2499	32	0.877	0.963	9.8%	0.913	1.013
2500-3699	28	0.916	1.006	9.8%	0.958	1.054
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	1007	0.896	0.984	9.8%	0.976	0.993
Yes	27	0.871	0.957	9.8%	0.894	1.019
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	1034	0.896	0.983	9.8%	0.975	0.992
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.
2	378	0.901	0.989	9.8%	0.975	1.004
11	656	0.893	0.980	9.8%	0.970	0.990
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
780-2199	165	0.933	1.024	9.8%	1.006	1.043
2200-2999	90	0.919	1.009	9.8%	0.981	1.037
3000-3999	278	0.882	0.968	9.8%	0.953	0.984
4000-4999	209	0.893	0.980	9.8%	0.959	1.001
5000-5999	257	0.890	0.977	9.8%	0.961	0.994
6000-9299	35	0.862	0.947	9.8%	0.894	0.999

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 5/14/2008	Sales Dates: 1/2005 - 12/2007
Area East Ballard / 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1034
Mean Assessed Value	421,700
Mean Sales Price	470,800
Standard Deviation AV	93,571
Standard Deviation SP	117,885

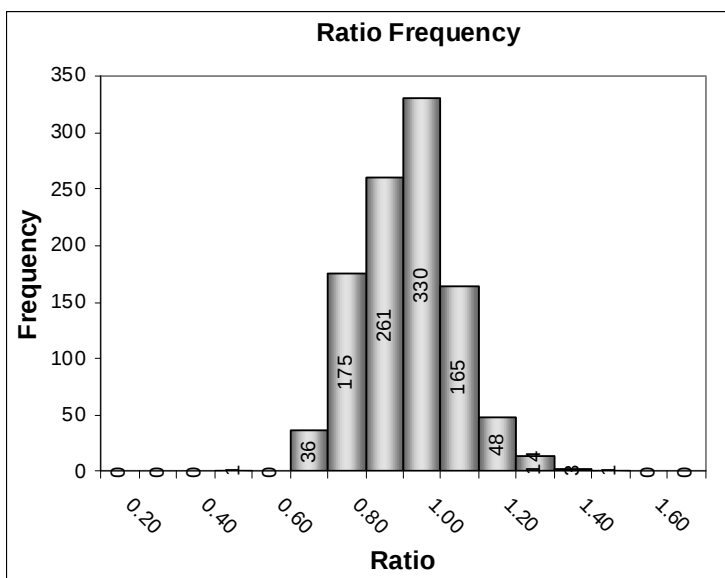
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.910
Median Ratio	0.913
Weighted Mean Ratio	0.896

UNIFORMITY	
Lowest ratio	0.452
Highest ratio:	1.413
Coefficient of Dispersion	10.97%
Standard Deviation	0.126
Coefficient of Variation	13.80%
Price Related Differential (PRD)	1.016

RELIABILITY	
95% Confidence: Median	
Lower limit	0.904
Upper limit	0.921
95% Confidence: Mean	
Lower limit	0.903
Upper limit	0.918

SAMPLE SIZE EVALUATION	
N (population size)	5902
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	25
Actual sample size:	1034
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	510
# ratios above mean:	524
z:	0.435
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 82

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2008	Date of Report: 5/14/2008	Sales Dates: 1/2005 - 12/2007																				
Area East Ballard / 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																				
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>63</td></tr><tr><td>0.70-0.80</td><td>191</td></tr><tr><td>0.80-0.90</td><td>251</td></tr><tr><td>0.90-1.00</td><td>292</td></tr><tr><td>1.00-1.10</td><td>151</td></tr><tr><td>1.10-1.20</td><td>60</td></tr><tr><td>1.20-1.30</td><td>12</td></tr><tr><td>1.30-1.40</td><td>8</td></tr><tr><td>1.40-1.50</td><td>4</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	63	0.70-0.80	191	0.80-0.90	251	0.90-1.00	292	1.00-1.10	151	1.10-1.20	60	1.20-1.30	12	1.30-1.40	8	1.40-1.50	4
Ratio	Frequency																						
0.60-0.70	63																						
0.70-0.80	191																						
0.80-0.90	251																						
0.90-1.00	292																						
1.00-1.10	151																						
1.10-1.20	60																						
1.20-1.30	12																						
1.30-1.40	8																						
1.40-1.50	4																						
Sample size (n)	1034																						
Mean Assessed Value	463,000																						
Mean Sales Price	470,800																						
Standard Deviation AV	102,822																						
Standard Deviation SP	117,885																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.999																						
Median Ratio	1.002																						
Weighted Mean Ratio	0.983																						
UNIFORMITY																							
Lowest ratio	0.496																						
Highest ratio:	1.552																						
Coefficient of Dispersion	10.97%																						
Standard Deviation	0.138																						
Coefficient of Variation	13.81%																						
Price Related Differential (PRD)	1.016																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.993																						
Upper limit	1.011																						
95% Confidence: Mean																							
Lower limit	0.991																						
Upper limit	1.008																						
SAMPLE SIZE EVALUATION																							
N (population size)	5902																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.138																						
Recommended minimum:	30																						
Actual sample size:	1034																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	509																						
# ratios above mean:	525																						
z:	0.498																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 82

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

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1 to 3 Unit Residences throughout area 82

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 82
(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
2	276770	4141	8/25/05	\$170,000	590	0	4	1900	3	2240	N	N	1119 B NW 63RD ST
2	276830	1460	7/9/07	\$330,000	540	0	5	1902	4	2500	N	N	832 NW 50TH ST
2	198220	1521	9/27/06	\$315,000	700	0	5	1910	4	2125	N	N	4910 9TH AVE NW
2	047500	1055	9/1/05	\$307,000	720	0	5	1905	4	5000	N	N	626 NW 51ST ST
2	276770	4506	9/27/05	\$270,000	950	0	5	1910	4	1850	N	N	1138 NW 61ST ST
2	276770	4895	3/13/07	\$298,000	960	0	5	1905	4	5000	N	N	1114 NW 59TH ST
2	276770	4920	7/6/05	\$250,000	1050	0	5	1907	4	5000	N	N	1138 NW 59TH ST
2	276810	0671	11/11/07	\$350,000	580	0	6	1947	3	2210	N	N	5507 9TH AVE NW
2	251600	0275	2/17/06	\$295,000	600	0	6	1905	4	3000	N	N	4223 5TH AVE NW
2	045200	1345	8/23/06	\$275,000	610	0	6	1948	3	2500	N	N	846 NW 64TH ST
2	198220	0770	11/22/05	\$346,500	640	440	6	1936	4	3880	N	N	361 NW 46TH ST
2	198220	0930	5/9/07	\$409,000	670	0	6	1948	4	3760	N	N	432 NW 45TH ST
2	276960	1970	1/25/06	\$365,900	730	0	6	1909	3	5000	N	N	6224 7TH AVE NW
2	276960	2285	4/5/07	\$410,000	740	0	6	1906	3	5000	N	N	6218 6TH AVE NW
2	198220	0920	8/24/05	\$340,000	740	0	6	1918	4	3760	N	N	424 NW 45TH ST
2	012400	0170	9/11/06	\$374,950	740	0	6	1922	3	3376	N	N	611 NW 44TH ST
2	017000	0055	8/13/07	\$437,500	750	0	6	1950	4	4400	N	N	314 NW 44TH ST
2	276960	0955	5/30/06	\$380,000	760	150	6	1938	4	3737	N	N	6037 6TH AVE NW
2	122503	9004	4/20/06	\$316,000	760	0	6	1940	4	3124	N	N	5213 8TH AVE NW
2	276770	4140	6/24/05	\$385,000	770	770	6	1900	4	2756	N	N	1119 NW 63RD ST
2	276810	0615	5/13/06	\$367,000	800	200	6	1928	4	3627	N	N	5508 11TH AVE NW
2	276800	0160	6/6/06	\$402,000	820	0	6	1925	4	3550	N	N	618 NW 56TH ST
2	047500	0495	2/25/06	\$375,000	830	0	6	1920	4	5000	N	N	616 NW 53RD ST
2	251600	0360	2/2/05	\$310,000	840	0	6	1926	3	3000	N	N	4303 5TH AVE NW
2	276810	0720	5/18/06	\$375,000	860	0	6	1928	3	3300	N	N	942 NW MARKET ST
2	198220	0750	5/26/05	\$320,000	880	0	6	1918	3	2880	N	N	4606 6TH AVE NW
2	047500	0945	11/28/07	\$405,000	910	100	6	1910	3	4300	N	N	662 NW 52ND ST
2	276960	2510	7/2/07	\$449,950	920	0	6	1914	4	4000	N	N	6254 5TH AVE NW
2	276780	0325	2/17/06	\$399,000	950	490	6	1900	4	3600	Y	N	5809 4TH AVE NW
2	251600	0280	12/14/05	\$349,950	970	0	6	1905	3	3000	N	N	4221 5TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	276960	1230	12/22/05	\$325,000	970	0	6	1912	4	5000	N	N	6039 7TH AVE NW
2	276810	0025	10/25/07	\$400,000	1020	430	6	1905	3	5000	N	N	927 NW 57TH ST
2	276960	2840	4/19/06	\$420,000	1360	0	6	1910	4	3737	N	N	6230 4TH AVE NW
2	047500	0380	9/13/06	\$345,000	720	200	7	1958	4	2500	N	N	652 NW 54TH ST
2	198220	0040	8/28/07	\$407,500	730	0	7	1928	4	3340	N	N	343 NW 50TH ST
2	198220	0055	1/24/05	\$364,000	730	0	7	1929	4	3340	N	N	331 NW 50TH ST
2	276960	1715	6/8/06	\$489,950	750	410	7	1907	4	3300	N	N	604 NW 62ND ST
2	276960	0750	1/24/05	\$387,900	770	100	7	1928	3	3737	N	N	6040 6TH AVE NW
2	276810	0695	8/4/06	\$370,000	780	0	7	1944	3	5000	N	N	922 NW MARKET ST
2	017000	0015	7/18/07	\$530,000	790	0	7	1912	4	4363	N	N	4417 3RD AVE NW
2	198220	0390	1/29/07	\$547,500	790	0	7	1917	3	4850	N	N	371 NW 48TH ST
2	276960	1135	6/21/05	\$350,000	790	350	7	1918	4	3750	N	N	700 NW 60TH ST
2	047500	0529	6/1/06	\$437,000	790	200	7	1944	4	4200	N	N	644 NW 53RD ST
2	047500	0530	9/14/06	\$427,000	790	480	7	1944	4	4200	N	N	648 NW 53RD ST
2	276830	0085	11/7/05	\$425,300	800	400	7	1943	3	4500	N	N	920 NW 54TH ST
2	198220	0295	11/6/07	\$570,000	800	0	7	1950	4	3880	Y	N	304 NW 48TH ST
2	276960	1930	3/14/06	\$395,000	810	360	7	1926	4	5000	N	N	6246 7TH AVE NW
2	198220	0835	7/21/06	\$435,000	810	320	7	1950	4	3880	Y	N	309 NW 46TH ST
2	251600	0380	12/4/06	\$450,000	820	0	7	1916	4	3800	N	N	4306 5TH AVE NW
2	276960	1250	3/2/06	\$370,000	820	0	7	1924	4	3100	N	N	6043 7TH AVE NW
2	276960	1240	5/9/05	\$385,000	820	0	7	1924	4	3100	N	N	6041 7TH AVE NW
2	276770	4090	11/17/06	\$344,000	820	0	7	1949	3	6000	N	N	1112 NW 63RD ST
2	276770	4560	6/6/05	\$365,000	830	240	7	1924	4	3250	N	N	1102 NW 60TH ST
2	047500	0950	4/18/05	\$275,000	830	0	7	1948	4	4300	N	N	5114 8TH AVE NW
2	045200	1560	5/18/07	\$466,000	840	0	7	1905	5	5000	N	N	918 NW 64TH ST
2	930730	0055	3/12/07	\$441,000	840	0	7	1926	4	4100	N	N	811 NW 56TH ST
2	045200	1350	10/5/06	\$498,000	840	0	7	1944	3	5000	N	N	848 NW 64TH ST
2	198220	0320	6/23/06	\$443,000	840	0	7	1949	4	4365	N	N	324 NW 48TH ST
2	198220	0875	11/18/05	\$375,000	840	0	7	1950	4	3760	N	N	320 NW 45TH ST
2	045200	0935	4/18/06	\$440,000	850	380	7	1944	3	4500	N	N	807 NW 64TH ST
2	276790	0800	9/29/05	\$364,950	860	0	7	1906	5	5000	N	N	917 NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	276760	0855	12/20/05	\$387,000	860	0	7	1925	3	3300	N	N	1409 NW 64TH ST
2	198220	0655	9/20/06	\$585,000	860	120	7	1928	4	3880	N	N	311 NW 47TH ST
2	276770	4462	6/11/07	\$495,000	860	400	7	1930	4	3240	N	N	1101 NW 62ND ST
2	744200	0045	6/30/06	\$503,000	870	0	7	1910	4	4800	N	N	403 NW 42ND ST
2	276800	0445	4/17/06	\$415,000	880	0	7	1922	4	4700	Y	N	5615 3RD AVE NW
2	045200	1250	5/17/07	\$439,000	890	0	7	1909	4	3500	N	N	806 NW 64TH ST
2	276780	0175	1/26/06	\$487,500	890	0	7	1912	4	4000	N	N	5841 6TH AVE NW
2	047500	0116	11/21/07	\$394,000	910	0	7	1903	4	3750	N	N	5406 6TH AVE NW
2	012300	0110	9/10/07	\$420,000	910	410	7	1924	4	5000	N	N	920 NW 61ST ST
2	047500	1370	8/7/07	\$515,000	910	220	7	1943	4	4000	N	N	651 NW 51ST ST
2	047500	1370	6/22/06	\$477,000	910	220	7	1943	4	4000	N	N	651 NW 51ST ST
2	045200	2055	8/7/06	\$449,950	920	0	7	1914	4	5000	N	N	918 NW 62ND ST
2	045200	1120	2/16/07	\$438,838	920	0	7	1927	3	4950	N	N	861 NW 65TH ST
2	276790	0125	5/23/06	\$432,000	920	100	7	1945	3	4000	N	N	832 NW 58TH ST
2	276760	0641	1/2/07	\$350,000	920	80	7	2007	3	1000	N	N	1419 B NW 65TH ST
2	276760	0643	11/21/06	\$349,950	920	80	7	2007	3	1000	N	N	1419 A NW 65TH ST
2	276760	0642	11/21/06	\$344,950	920	80	7	2007	3	1000	N	N	1425 A NW 65TH ST
2	276760	0640	11/21/06	\$353,449	920	80	7	2007	3	1018	N	N	1425 B NW 65TH ST
2	122503	9003	9/15/05	\$370,000	930	690	7	1941	4	4960	N	N	849 NW 54TH ST
2	276790	0070	8/21/07	\$497,000	940	350	7	1942	3	4000	N	N	815 NW 59TH ST
2	276800	0395	4/13/07	\$433,750	950	0	7	1951	3	5000	N	N	5628 4TH AVE NW
2	276800	0395	2/24/05	\$366,000	950	0	7	1951	3	5000	N	N	5628 4TH AVE NW
2	045200	0855	10/25/06	\$440,000	960	760	7	1906	4	5000	N	N	847 NW 64TH ST
2	198220	0160	8/8/06	\$440,000	960	200	7	1916	4	3340	N	N	358 NW 49TH ST
2	047500	0300	10/26/07	\$383,200	960	0	7	1920	4	5000	N	N	614 NW 54TH ST
2	099900	0050	3/11/05	\$403,000	960	300	7	1950	3	5000	N	N	937 NW 62ND ST
2	012400	0205	8/15/05	\$415,000	970	0	7	1901	4	4000	N	N	4412 6TH AVE NW
2	198220	0690	10/20/06	\$390,000	970	0	7	1923	5	3880	N	N	320 NW 46TH ST
2	276770	5010	7/9/07	\$587,000	980	700	7	1910	4	5000	N	N	914 NW 59TH ST
2	047500	1040	9/6/07	\$532,000	980	100	7	1916	3	5000	N	N	612 NW 51ST ST
2	045200	0515	5/1/06	\$432,000	980	140	7	1949	3	5000	N	N	850 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	045200	1270	11/8/07	\$399,950	990	0	7	1905	5	3000	N	N	812 NW 64TH ST
2	198220	0350	7/12/05	\$399,950	990	0	7	1944	3	4850	N	N	348 NW 48TH ST
2	276780	0040	4/14/05	\$335,000	1010	0	7	1906	4	4650	N	N	5810 8TH AVE NW
2	045200	0215	8/25/05	\$534,500	1010	0	7	1919	4	4750	N	N	840 NW 60TH ST
2	251600	0395	4/8/05	\$310,000	1020	0	7	1916	3	3000	N	N	4310 5TH AVE NW
2	930730	0235	7/12/07	\$350,000	1020	310	7	1941	3	4284	N	N	803 NW 57TH ST
2	276760	0646	11/21/06	\$365,504	1020	90	7	2007	3	876	N	N	4123 B NW 65TH ST
2	276760	0647	1/2/07	\$360,000	1020	90	7	2007	3	876	N	N	4123 C NW 65TH ST
2	276780	0425	1/12/06	\$496,000	1040	0	7	1906	4	3610	Y	N	5821 3RD AVE NW
2	276770	4855	8/31/05	\$439,000	1040	0	7	1911	4	5000	N	N	1127 NW 60TH ST
2	276770	4155	7/6/05	\$339,000	1040	0	7	1919	3	2500	N	N	1103 NW 63RD ST
2	276810	0080	9/25/06	\$430,000	1040	500	7	1943	3	5000	N	N	922 NW 56TH ST
2	251600	0425	8/6/07	\$660,000	1040	1010	7	1976	3	3750	N	N	4313 4TH AVE NW
2	744200	0010	7/19/05	\$500,000	1040	400	7	2001	3	4517	N	N	501 NW 42ND ST
2	276770	4345	3/17/05	\$329,318	1040	230	7	2005	3	1213	N	N	1421 A NW 62ND ST
2	276810	0090	3/30/06	\$375,000	1050	0	7	1943	3	5000	N	N	932 NW 56TH ST
2	045200	1540	1/24/05	\$339,000	1060	0	7	1900	3	5000	N	N	910 NW 64TH ST
2	276790	0305	3/22/06	\$410,000	1060	0	7	1908	3	4500	N	N	1121 NW 59TH ST
2	276960	2160	8/1/06	\$443,350	1060	950	7	1910	5	3200	N	N	6247 5TH AVE NW
2	276780	0276	5/22/07	\$506,750	1060	0	7	1919	4	2655	N	N	409 NW 60TH ST
2	276960	2700	10/1/07	\$506,000	1060	860	7	1928	4	5000	Y	N	6227 3RD AVE NW
2	276820	0005	3/29/06	\$444,000	1060	560	7	1929	4	4700	N	N	717 NW 56TH ST
2	276830	1440	8/29/06	\$399,999	1060	320	7	2001	3	1901	N	N	814 NW 50TH ST
2	017000	0025	6/2/06	\$473,000	1070	360	7	1934	5	3779	N	N	304 NW 44TH ST
2	198220	0590	6/29/07	\$475,000	1070	410	7	1944	4	4850	N	N	359 NW 47TH ST
2	276770	4368	2/14/06	\$355,000	1080	80	7	2000	3	1250	N	N	6111 A 14TH AVE NW
2	276770	4362	3/14/06	\$400,000	1080	80	7	2000	3	1265	N	N	6113 B 14TH AVE NW
2	276760	0648	11/21/06	\$372,411	1080	130	7	2007	3	1127	N	N	4123 D NW 65TH ST
2	276760	0644	11/20/06	\$369,950	1080	130	7	2007	3	1143	N	N	4123 A NW 65TH ST
2	276960	0090	2/22/07	\$570,000	1090	710	7	1911	4	4950	Y	N	6035 3RD AVE NW
2	276800	0240	6/13/06	\$487,900	1090	0	7	1914	3	3750	N	N	5633 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	198220	0851	3/28/05	\$347,000	1090	0	7	1924	3	2560	N	N	4503 3RD AVE NW
2	198220	0430	11/3/05	\$460,000	1090	0	7	1944	4	3880	N	N	337 NW 48TH ST
2	198220	0425	2/20/07	\$460,000	1090	0	7	1944	4	3880	N	N	341 NW 48TH ST
2	198220	1375	8/30/07	\$384,950	1090	400	7	1944	4	4850	N	N	630 NW 48TH ST
2	276780	0320	8/11/05	\$385,000	1090	0	7	1949	3	4000	N	N	406 NW 58TH ST
2	045200	0070	9/20/07	\$399,900	1100	0	7	1910	3	4750	N	N	827 NW 61ST ST
2	276810	0690	2/2/05	\$350,000	1110	280	7	1944	4	5000	N	N	918 NW MARKET ST
2	276960	1205	3/6/06	\$515,000	1120	0	7	1915	3	3737	N	N	6025 7TH AVE NW
2	251600	0335	3/9/05	\$365,484	1120	0	7	1923	3	4500	N	N	4315 5TH AVE NW
2	198220	1515	6/8/06	\$392,750	1120	0	7	1944	4	3569	N	N	644 NW 49TH ST
2	198220	0400	1/5/07	\$425,000	1130	0	7	1944	4	3880	N	N	361 NW 48TH ST
2	017000	0030	5/24/07	\$510,000	1140	0	7	1914	4	3779	N	N	4409 3RD AVE NW
2	276830	0100	4/19/06	\$439,950	1140	400	7	1928	4	5000	N	N	932 NW 54TH ST
2	276770	4950	5/10/06	\$449,000	1170	700	7	1905	5	4000	N	N	939 NW 60TH ST
2	276780	0311	4/19/06	\$407,500	1170	0	7	1919	4	3600	N	N	5806 5TH AVE NW
2	198220	1430	9/12/05	\$355,000	1170	350	7	1944	3	4453	N	N	627 NW 50TH ST
2	276770	4343	3/12/05	\$327,500	1180	230	7	2005	3	1281	N	N	1423 B NW 62ND ST
2	012300	0225	4/18/07	\$468,000	1185	0	7	1915	4	5000	N	N	914 NW 60TH ST
2	276960	1330	6/27/07	\$625,000	1190	1190	7	1930	5	6750	N	N	6110 8TH AVE NW
2	047500	1190	7/24/06	\$350,000	1200	0	7	1944	4	5000	N	N	342 NW 51ST ST
2	276960	1080	11/17/06	\$329,000	1200	0	7	1950	4	2500	N	N	6024 7TH AVE NW
2	198220	1485	5/3/06	\$551,000	1200	1000	7	1964	4	3340	N	N	618 NW 49TH ST
2	276770	4344	3/11/05	\$327,500	1200	230	7	2005	3	1273	N	N	1423 A NW 62ND ST
2	047500	0600	5/26/06	\$525,000	1210	840	7	1983	3	4175	N	N	317 NW MARKET ST
2	276770	4690	9/19/05	\$327,500	1210	110	7	2003	3	1176	N	N	1434 C NW 60TH ST
2	045200	0905	3/8/05	\$415,000	1230	700	7	1916	4	5000	N	N	823 NW 64TH ST
2	045200	1280	8/23/07	\$575,000	1240	0	7	1909	4	5000	N	N	816 NW 64TH ST
2	276960	0650	1/18/05	\$350,000	1240	0	7	1927	3	3015	N	N	6053 5TH AVE NW
2	276960	1140	10/20/06	\$510,000	1250	500	7	1902	5	3750	N	N	708 NW 60TH ST
2	276790	0438	5/11/06	\$383,000	1250	0	7	1912	3	2500	N	N	1409 NW 59TH ST
2	047500	0505	8/21/07	\$505,000	1250	520	7	1946	4	5000	N	N	626 NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	930730	0110	6/22/07	\$454,950	1260	0	7	1926	4	4100	N	N	832 NW MARKET ST
2	198220	1460	10/12/06	\$482,000	1260	0	7	1945	4	4175	N	N	603 NW 50TH ST
2	045200	1570	4/15/05	\$415,000	1260	270	7	1989	4	5000	N	N	924 NW 64TH ST
2	276770	4346	3/24/05	\$324,160	1260	170	7	2005	3	1247	N	N	1421 B NW 62ND ST
2	930730	0090	10/27/06	\$407,500	1270	900	7	1926	4	4100	N	N	816 NW MARKET ST
2	251600	0550	3/30/06	\$449,950	1270	0	7	1944	3	5500	N	N	4216 4TH AVE NW
2	251600	0555	5/19/05	\$441,000	1270	110	7	1944	3	5500	N	N	4224 4TH AVE NW
2	276830	0660	11/11/06	\$439,950	1270	400	7	2001	3	2050	N	N	816 NW 52ND ST
2	276800	0020	9/25/06	\$425,700	1280	0	7	1943	3	4650	N	N	5700 8TH AVE NW
2	276800	0025	8/20/05	\$370,000	1280	0	7	1943	3	4650	N	N	5620 8TH AVE NW
2	047500	0330	10/13/06	\$570,000	1280	360	7	1944	4	5000	N	N	628 NW 54TH ST
2	301930	0090	8/7/06	\$530,950	1280	0	7	1944	4	5000	N	N	832 NW 54TH ST
2	276770	4375	6/24/05	\$450,000	1280	0	7	1944	3	5000	N	N	1406 NW 61ST ST
2	276780	0190	4/2/07	\$479,900	1280	0	7	1944	3	5000	N	N	5836 6TH AVE NW
2	047500	0330	8/22/06	\$410,000	1280	360	7	1944	4	5000	N	N	628 NW 54TH ST
2	276790	0075	6/21/05	\$440,000	1280	0	7	1944	3	5000	N	N	811 NW 59TH ST
2	045200	0140	3/17/05	\$515,000	1280	0	7	1944	4	5795	N	N	800 NW 60TH ST
2	251600	0565	6/27/07	\$562,000	1280	640	7	1944	3	6600	N	N	4232 4TH AVE NW
2	276820	0097	8/27/07	\$433,000	1280	300	7	2005	3	1446	N	N	610 NW MARKET ST
2	276820	0097	4/25/05	\$349,950	1280	300	7	2005	3	1446	N	N	610 NW MARKET ST
2	276820	0096	4/7/05	\$349,950	1280	300	7	2005	3	1458	N	N	612 NW MARKET ST
2	045200	1205	4/19/07	\$590,000	1300	0	7	1906	4	4900	N	N	817 NW 65TH ST
2	047500	0695	2/1/06	\$390,000	1300	180	7	1912	4	4000	N	N	349 NW 53RD ST
2	047500	0695	6/27/05	\$381,000	1300	180	7	1912	4	4000	N	N	349 NW 53RD ST
2	276960	1828	5/2/07	\$410,000	1310	0	7	1900	5	3500	N	N	6241 6TH AVE NW
2	047500	0680	11/1/05	\$430,000	1320	180	7	1912	4	4200	N	N	5212 6TH AVE NW
2	276780	0375	3/16/06	\$430,000	1320	240	7	1928	3	3300	N	N	5834 4TH AVE NW
2	276800	0275	6/14/05	\$479,000	1330	300	7	1912	5	5000	N	N	5642 6TH AVE NW
2	276960	2295	10/16/07	\$533,000	1330	0	7	1919	3	5000	N	N	6212 6TH AVE NW
2	276800	0103	6/15/06	\$535,000	1330	0	7	1919	4	5000	N	N	5638 7TH AVE NW
2	276760	0770	9/7/06	\$515,000	1340	330	7	1908	4	5000	N	N	1106 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	198220	0825	10/20/06	\$430,000	1340	0	7	1950	3	5820	N	N	313 NW 46TH ST
2	276770	4050	4/8/05	\$347,500	1350	60	7	1906	4	5000	N	N	1127 NW 64TH ST
2	276800	0295	5/25/07	\$566,000	1350	0	7	1912	4	3264	N	N	5626 6TH AVE NW
2	047500	1505	2/1/06	\$475,000	1350	270	7	1947	4	4300	N	N	658 NW 50TH ST
2	276780	0295	10/9/07	\$500,000	1360	0	7	1919	3	4200	N	N	5822 5TH AVE NW
2	930730	0275	9/16/05	\$489,950	1360	0	7	1926	5	4100	N	N	820 NW 56TH ST
2	276790	0260	4/28/05	\$441,500	1360	0	7	1928	4	5000	N	N	942 NW 58TH ST
2	045200	0622	8/24/07	\$419,950	1360	0	7	2001	3	2050	N	N	831 B NW 63RD ST
2	930730	0100	10/27/06	\$367,000	1370	130	7	1926	3	4100	N	N	824 NW MARKET ST
2	198220	1455	5/5/06	\$439,000	1370	0	7	1945	4	3758	N	N	607 NW 50TH ST
2	930730	0040	11/29/05	\$423,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST
2	276790	0350	10/19/05	\$433,660	1380	380	7	1928	4	5000	N	N	1122 NW 58TH ST
2	276960	2135	4/27/06	\$375,000	1380	0	7	1986	3	2500	N	N	6239 5TH AVE NW
2	276960	2520	1/19/06	\$416,000	1410	0	7	1910	4	5000	N	N	6250 5TH AVE NW
2	045200	0820	3/4/05	\$450,000	1410	0	7	1928	3	3000	N	N	6316 9TH AVE NW
2	276810	0140	6/21/05	\$400,500	1420	0	7	1903	4	5000	N	N	1125 NW 57TH ST
2	047500	1315	11/22/06	\$674,000	1430	400	7	1905	4	5000	N	N	340 NW 50TH ST
2	276960	2830	4/23/07	\$599,000	1430	0	7	1925	4	4000	N	N	6232 4TH AVE NW
2	276800	0471	5/30/07	\$550,000	1430	530	7	1930	4	3760	Y	N	5631 3RD AVE NW
2	276780	0140	5/16/06	\$585,000	1450	0	7	1983	3	4300	N	N	5807 6TH AVE NW
2	017000	0132	12/22/06	\$506,100	1450	0	7	2003	3	4800	N	N	4403 4TH AVE NW
2	047500	0190	9/22/05	\$384,450	1450	0	7	2005	3	1540	N	N	635 NW MARKET ST
2	198220	0245	10/30/07	\$549,000	1460	0	7	1915	3	3880	N	N	335 NW 49TH ST
2	276960	0420	9/22/06	\$452,000	1470	0	7	1998	3	2300	N	N	6046 5TH AVE NW
2	276810	0151	6/23/05	\$418,000	1480	400	7	1902	4	5000	N	N	1113 NW 57TH ST
2	276780	0170	8/19/05	\$474,000	1480	0	7	1916	4	3600	N	N	5837 6TH AVE NW
2	276790	0255	11/15/06	\$586,100	1480	0	7	1925	4	5000	N	N	938 NW 58TH ST
2	198220	0790	4/6/07	\$475,000	1490	0	7	1959	3	3880	N	N	345 NW 46TH ST
2	276770	4570	7/7/05	\$386,500	1500	0	7	1910	4	5000	N	N	1112 NW 60TH ST
2	099900	0040	11/2/06	\$586,000	1510	0	7	1912	4	3737	N	N	941 NW 62ND ST
2	047500	0036	5/29/07	\$415,000	1520	0	7	2007	3	1476	N	N	411 A NW MARKET ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	047500	0037	5/29/07	\$415,000	1520	0	7	2007	3	1476	N	N	411 B NW MARKET ST
2	276960	2260	3/22/05	\$404,000	1540	0	7	1900	3	5000	N	N	6226 6TH AVE NW
2	045200	1880	9/16/05	\$479,950	1540	0	7	1906	4	5000	N	N	956 NW 63RD ST
2	276770	5050	4/1/07	\$555,000	1540	0	7	1917	4	5000	N	N	843 NW 60TH ST
2	276780	0410	4/26/05	\$430,000	1550	0	7	1927	4	4700	Y	N	5803 3RD AVE NW
2	047500	0034	5/29/07	\$405,000	1550	0	7	2007	3	1258	N	N	415 NW MARKET ST
2	047500	0035	5/29/07	\$412,000	1550	0	7	2007	3	1519	N	N	413 NW MARKET ST
2	045200	1180	5/18/07	\$455,400	1570	0	7	1925	4	4158	N	N	823 NW 65TH ST
2	198220	0795	7/25/06	\$525,000	1580	0	7	1927	4	3880	N	N	343 NW 46TH ST
2	276810	0135	7/3/06	\$401,000	1590	0	7	1903	3	5000	N	N	1133 NW 57TH ST
2	045200	1705	12/5/06	\$525,000	1590	0	7	1909	4	5000	N	N	929 NW 64TH ST
2	276820	0070	6/7/07	\$455,000	1590	0	7	1912	3	5000	N	N	5517 7TH AVE NW
2	047500	1490	7/1/05	\$407,000	1590	0	7	1947	3	5000	N	N	644 NW 50TH ST
2	276830	1455	10/2/07	\$500,000	1590	0	7	2003	3	2309	N	N	824 NW 50TH ST
2	276830	1455	3/23/06	\$452,500	1590	0	7	2003	3	2309	N	N	824 NW 50TH ST
2	276790	0360	5/21/07	\$530,000	1610	0	7	1906	4	5000	N	N	1132 NW 58TH ST
2	276770	4286	3/6/07	\$455,950	1610	0	7	2006	3	1182	N	N	1424 62ND AVE S
2	276770	4285	4/24/07	\$435,000	1610	0	7	2006	3	1326	N	N	1424 NW 62ND ST
2	276770	4288	5/10/07	\$459,950	1610	0	7	2007	3	1227	N	N	1424 NE 62ND ST
2	276770	4287	4/23/07	\$459,950	1610	0	7	2007	3	1283	N	N	1424 NW 62ND ST
2	276960	1195	8/13/07	\$511,000	1620	0	7	1914	4	3737	N	N	6021 7TH AVE NW
2	045200	2115	11/1/07	\$527,500	1630	0	7	1953	3	5000	N	N	946 NW 62ND ST
2	276830	0650	4/2/07	\$393,500	1650	0	7	1991	3	1838	N	N	806 NW 52ND ST
2	047500	0650	4/26/05	\$499,000	1660	160	7	1948	5	5000	N	N	336 NW 53RD ST
2	276770	5096	4/27/07	\$560,000	1660	0	7	1975	4	4050	N	N	5901 8TH AVE NW
2	276960	0526	5/4/05	\$375,000	1670	0	7	1956	3	3300	N	N	500 NW 60TH ST
2	099900	0215	6/1/05	\$558,176	1680	600	7	1928	4	5000	N	N	942 NW 60TH ST
2	276960	0340	3/23/05	\$465,000	1680	990	7	1959	3	5000	N	N	6031 4TH AVE NW
2	251600	0326	2/7/06	\$474,500	1680	0	7	2005	3	1474	N	N	4318 A 6TH AVE NW
2	251600	0320	3/28/06	\$474,500	1680	0	7	2005	3	1519	N	N	4314 6TH AVE NW
2	251600	0328	1/27/06	\$449,500	1680	0	7	2005	3	1792	N	N	4316 A 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	251600	0329	1/27/06	\$449,500	1680	0	7	2005	3	1851	N	N	4316 B 6TH AVE NW
2	251600	0325	2/9/06	\$469,500	1680	0	7	2006	3	1522	N	N	4318 B 6TH AVE NW
2	251600	0327	12/20/05	\$470,000	1680	0	7	2006	3	1847	N	N	4314 B 6TH AVE NW
2	276830	1457	7/9/07	\$456,950	1690	0	7	2003	3	1291	N	N	826 NW 50TH ST
2	198220	0180	2/26/07	\$500,000	1700	0	7	1952	4	4150	N	N	4902 6TH AVE NW
2	017000	0190	12/13/06	\$578,000	1710	600	7	1913	4	3200	N	N	417 NW 45TH ST
2	017000	0190	9/10/05	\$549,000	1710	600	7	1913	4	3200	N	N	417 NW 45TH ST
2	198220	1420	10/26/06	\$585,000	1720	0	7	1910	4	3758	N	N	635 NW 50TH ST
2	198220	1420	2/16/05	\$435,000	1720	0	7	1910	4	3758	N	N	635 NW 50TH ST
2	276800	0380	9/11/06	\$599,950	1730	120	7	1952	4	5000	N	N	315 NW 58TH ST
2	744200	0070	6/27/07	\$681,000	1750	140	7	1905	4	4800	N	N	305 NW 42ND ST
2	276780	0210	7/7/05	\$552,000	1770	0	7	1912	5	5000	N	N	5820 6TH AVE NW
2	276820	0185	9/21/05	\$554,000	1770	730	7	1925	4	5000	Y	N	417 NW 56TH ST
2	276810	0020	8/30/06	\$412,500	1780	200	7	1915	3	5000	N	N	933 NW 57TH ST
2	744200	0025	5/11/05	\$432,000	1920	0	7	1900	3	4800	N	N	417 NW 42ND ST
2	198220	0845	5/22/07	\$592,000	1930	0	7	1930	4	3822	Y	N	4515 3RD AVE NW
2	276830	1215	8/19/05	\$405,000	1980	0	7	1996	3	1873	N	N	914 NW 51ST ST
2	251600	0261	8/5/05	\$520,000	2340	0	7	1907	3	2400	N	N	521 NW 43RD ST
2	047500	0485	8/23/06	\$634,950	2500	0	7	1976	3	5000	N	N	606 NW 53RD ST
2	276800	0090	9/24/07	\$629,725	2540	0	7	1976	3	5000	N	N	707 NW 58TH ST
2	251600	0580	7/30/07	\$825,000	3630	0	7	1967	3	6336	N	N	4221 3RD AVE NW
2	276830	1511	10/12/05	\$330,500	640	360	8	1985	3	1260	N	N	927 B NW 51ST ST
2	276830	1512	5/9/05	\$339,950	640	360	8	1985	3	1614	N	N	927 C NW 51ST ST
2	276830	1510	8/23/06	\$374,950	640	360	8	1985	3	1631	N	N	927 NW 51ST ST
2	276830	1510	5/24/07	\$370,000	640	360	8	1985	3	1631	N	N	927 NW 51ST ST
2	276770	4331	8/9/05	\$399,950	1010	440	8	2005	3	1222	N	N	1439 A NW 62ND ST
2	276770	4330	7/5/05	\$446,000	1010	235	8	2005	3	1230	N	N	1439 B NW 62ND ST
2	276770	4332	8/9/05	\$399,950	1010	235	8	2005	3	1278	N	N	1437 A NW 62ND ST
2	276770	4761	1/31/06	\$391,000	1040	240	8	2000	3	1245	N	N	1407 B NW 60TH ST
2	276770	4760	10/29/07	\$440,000	1040	240	8	2000	3	1249	N	N	1407 A NW 60TH ST
2	276810	0176	6/9/06	\$427,000	1040	340	8	2001	3	1977	N	N	5609 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	045200	0311	2/14/05	\$354,640	1140	300	8	2005	3	1399	Y	N	301 NW 62ND ST
2	045200	0312	2/14/05	\$349,700	1140	300	8	2005	3	1399	Y	N	302 NW 62ND ST
2	047500	0176	1/10/07	\$384,999	1150	0	8	2006	3	1193	N	N	641 B NW MARKET ST
2	047500	0177	2/7/07	\$389,000	1150	0	8	2006	3	1194	N	N	641 A NW MARKET ST
2	047500	0186	2/6/07	\$392,388	1150	0	8	2006	3	1194	N	N	639 B NW MARKET ST
2	047500	0187	2/26/07	\$389,888	1150	0	8	2006	3	1194	N	N	639 A NW MARKET ST
2	099900	0170	12/22/05	\$419,500	1180	550	8	1988	3	2500	N	N	941 NW 61ST ST
2	276810	0182	8/5/05	\$370,000	1180	380	8	2005	3	1410	N	N	1108 A NW 56TH ST
2	276810	0181	8/4/05	\$360,000	1180	380	8	2005	3	1410	N	N	1108 B NW 56TH ST
2	276770	4652	11/9/07	\$410,000	1180	250	8	2007	3	1184	N	N	6013 A 14TH AVE NW
2	276770	4654	10/24/07	\$415,000	1180	250	8	2007	3	1225	N	N	6011 B 14TH AVE NW
2	276770	4653	8/3/07	\$439,950	1180	250	8	2007	3	1275	N	N	6011 A 14TH AVE NW
2	276770	4649	8/20/07	\$439,950	1180	140	8	2007	3	1329	N	N	6013 B 14TH AVE NW
2	276770	4669	8/31/06	\$420,000	1195	262	8	2006	3	1249	N	N	1412 A NW 60TH ST
2	276770	4671	8/17/06	\$419,950	1200	260	8	2006	3	1225	N	N	1414 A NW 60TH ST
2	276770	4677	10/27/06	\$427,950	1200	260	8	2006	3	1225	N	N	1416 B NW 60TH ST
2	276770	4675	10/27/06	\$425,000	1200	260	8	2006	3	1249	N	N	1418 B NW 60TH ST
2	276770	4676	10/27/06	\$419,950	1200	260	8	2006	3	1256	N	N	1418 A NW 60TH ST
2	276770	4678	10/27/06	\$419,950	1200	260	8	2006	3	1281	N	N	1416 A NW 60TH ST
2	276770	4670	8/24/06	\$422,000	1200	260	8	2006	3	1282	N	N	1414 B NW 60TH ST
2	276770	4670	8/24/06	\$419,950	1200	260	8	2006	3	1282	N	N	1414 B NW 60TH ST
2	099900	0165	12/18/06	\$400,000	1250	550	8	1988	3	2500	N	N	943 NW 61ST ST
2	276790	0035	3/7/07	\$575,000	1320	140	8	1930	4	4000	N	N	839 NW 59TH ST
2	276780	0060	11/8/05	\$570,000	1360	490	8	1926	4	5000	N	N	5815 7TH AVE NW
2	276770	4597	10/12/05	\$489,000	1380	305	8	2005	3	2024	N	N	1140 NW 61ST ST
2	276830	1325	10/4/06	\$408,000	1380	0	8	2006	3	1325	N	N	806 A NW 51ST ST
2	276830	1326	9/27/06	\$405,000	1380	0	8	2006	3	1340	N	N	806 B NW 51ST ST
2	276810	0196	1/24/07	\$440,000	1380	0	8	2006	3	1388	N	N	1120 A NW 56TH ST
2	198220	0095	1/29/07	\$649,000	1390	300	8	1950	3	2940	Y	N	4903 3RD AVE NW
2	276770	5115	7/26/06	\$660,000	1410	0	8	1912	4	5000	N	N	824 NW 59TH ST
2	930730	0410	6/18/07	\$622,000	1410	0	8	1931	4	4600	N	N	810 NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	276830	1195	5/16/05	\$349,155	1420	0	8	2001	3	1895	N	N	5119 9TH AVE NW
2	276960	1770	7/20/06	\$430,000	1440	0	8	1998	3	2500	N	N	6209 6TH AVE NW
2	276780	0370	5/17/06	\$590,000	1450	430	8	1939	4	5000	N	N	5838 4TH AVE NW
2	047500	0189	9/20/05	\$379,950	1450	0	8	2005	3	1540	N	N	629 NW MARKET ST
2	045200	0310	2/14/05	\$364,950	1450	340	8	2005	3	2200	Y	N	835 NW 62ND ST
2	122503	9056	2/8/07	\$430,000	1460	0	8	2006	3	1558	N	N	809 A NW 53RD ST
2	122503	9055	2/5/07	\$429,950	1460	0	8	2006	3	1558	N	N	809 B NW 53RD ST
2	276830	1327	9/27/06	\$427,000	1470	0	8	2006	3	1611	N	N	812 NW 51ST ST
2	276830	1431	12/7/06	\$449,500	1520	0	8	2006	3	1481	N	N	802 NW 50TH ST
2	276830	1425	12/27/06	\$426,000	1520	0	8	2006	3	1669	N	N	5015 A 8TH AVE NW
2	276830	1423	1/10/07	\$449,888	1520	0	8	2007	3	1342	N	N	801 NW 51ST ST
2	276960	0170	5/16/06	\$646,000	1530	240	8	1924	5	3737	Y	N	6048 4TH AVE NW
2	276830	1432	11/3/06	\$430,000	1560	0	8	2006	3	1516	N	N	5007 B 8TH AVE NW
2	276830	1433	11/3/06	\$424,900	1560	0	8	2006	3	1664	N	N	5007 A 8TH AVE NW
2	276830	1424	1/9/07	\$449,888	1560	0	8	2007	3	1484	N	N	5015 A 8TH AVE NW
2	276830	1426	12/1/06	\$419,900	1560	0	8	2007	3	1516	N	N	5015 B 8TH AVE NW
2	047500	0192	9/9/05	\$399,950	1580	0	8	2005	3	1714	N	N	633 NW MARKET ST
2	047500	0191	9/9/05	\$399,950	1580	0	8	2005	3	1716	N	N	631 NW MARKET ST
2	122503	9060	3/23/07	\$434,950	1600	0	8	2006	3	1391	N	N	840 B NW 53RD ST
2	122503	9061	4/10/07	\$429,950	1600	0	8	2006	3	1703	N	N	840 A NW 53RD ST
2	276770	5110	6/27/06	\$653,500	1620	180	8	2001	3	5000	N	N	818 NW 59TH ST
2	276810	0516	5/30/06	\$434,000	1620	0	8	2006	3	1413	N	N	1131 B NW 56TH ST
2	276810	0517	5/19/06	\$429,000	1620	0	8	2006	3	1413	N	N	1131 A NW 56TH ST
2	276810	0522	7/14/06	\$441,350	1620	0	8	2006	3	1456	N	N	1125 B NW 56TH ST
2	276810	0521	8/21/06	\$430,000	1620	0	8	2006	3	1456	N	N	1125 A NW 56TH ST
2	276810	0192	8/17/06	\$465,000	1620	0	8	2006	3	1457	N	N	1118 A NW 56TH ST
2	276810	0191	8/22/06	\$455,000	1620	0	8	2006	3	1458	N	N	1118 B NW 56TH ST
2	045200	1890	4/13/07	\$562,000	1650	0	8	1900	4	5000	N	N	957 NW 63RD ST
2	045200	1890	7/28/06	\$510,000	1650	0	8	1900	4	5000	N	N	957 NW 63RD ST
2	930730	0200	7/11/05	\$380,000	1650	700	8	1931	4	4800	N	N	821 NW 57TH ST
2	122503	9062	5/25/07	\$458,000	1670	0	8	2007	3	1515	N	N	827 B NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	122503	9063	5/23/07	\$449,900	1670	0	8	2007	3	1515	N	N	827 A NW 53RD ST
2	047500	0760	7/14/05	\$675,000	1680	1100	8	1960	3	5000	N	N	312 NW 52ND ST
2	276810	0180	10/7/05	\$459,900	1680	310	8	2005	3	2175	Y	N	1106 NW 56TH ST
2	276960	0190	6/7/06	\$575,000	1720	180	8	1957	3	5000	Y	N	6038 4TH AVE NW
2	276770	4455	9/27/07	\$810,000	1730	1110	8	1977	3	5000	N	N	1113 NW 62ND ST
2	276770	4440	9/26/05	\$600,000	1730	960	8	2001	3	5000	N	N	1127 NW 62ND ST
2	276820	0095	5/2/05	\$470,000	1740	420	8	2005	3	2108	N	N	5502 7TH AVE NW
2	276960	2162	3/27/06	\$595,000	1740	625	8	2005	3	2500	N	N	6245 5TH AVE NW
2	276830	1323	10/16/06	\$470,000	1740	0	8	2006	3	1605	N	N	810 NW 51ST ST
2	276830	1324	11/10/06	\$479,000	1740	0	8	2006	3	1606	N	N	808 NW 51ST ST
2	122503	9012	5/25/07	\$549,950	1800	0	8	2007	3	2249	N	N	829 NW 53RD ST
2	276770	4955	2/16/07	\$635,000	1820	1020	8	1965	3	5000	N	N	933 NW 60TH ST
2	276810	0190	11/2/06	\$470,000	1840	0	8	2006	3	2087	N	N	1116 NW 56TH ST
2	276810	0520	11/9/06	\$469,000	1840	0	8	2006	3	2087	N	N	1127 NW 56TH ST
2	276810	0515	5/30/06	\$529,000	1840	0	8	2006	3	2175	N	N	1133 NW 56TH ST
2	122503	9032	4/18/07	\$499,950	1840	0	8	2006	3	2425	N	N	838 NW 53RD ST
2	099900	0090	5/25/05	\$476,000	1850	1000	8	1959	3	6000	N	N	938 NW 61ST ST
2	276790	0365	11/1/06	\$649,000	1900	840	8	2002	3	5000	N	N	1138 NW 58TH ST
2	122503	9029	2/9/07	\$509,950	1900	0	8	2006	3	2369	N	N	807 NW 53RD ST
2	047500	0185	5/1/07	\$475,888	1910	0	8	2006	3	1871	N	N	637 NW MARKET ST
2	047500	0175	2/26/07	\$499,888	1910	0	8	2006	3	1872	N	N	641 NW MARKET ST
2	276770	4470	6/23/05	\$605,000	1920	520	8	1962	3	5000	N	N	6101 11TH AVE NW
2	276960	2255	4/12/07	\$640,000	1930	990	8	1963	3	5000	N	N	6230 6TH AVE NW
2	276790	0120	2/15/07	\$602,000	2010	0	8	1960	3	6000	N	N	826 NW 58TH ST
2	276960	0590	8/31/05	\$588,000	2010	1010	8	1968	3	7500	N	N	6027 5TH AVE NW
2	276960	2265	11/21/07	\$630,000	2350	0	8	1979	3	5000	N	N	6220 6TH AVE NW
2	045200	1330	12/5/07	\$850,000	2530	670	8	2007	3	3750	N	N	842 NW 64TH ST
2	276790	0320	3/22/06	\$635,000	2580	1130	8	1991	3	5000	N	N	1101 NW 59TH ST
2	276960	0965	5/3/07	\$630,000	2600	0	8	1966	3	5000	N	N	6041 6TH AVE NW
2	276780	0245	11/14/05	\$769,950	2670	1020	8	2005	3	5000	N	N	5819 5TH AVE NW
2	276790	0230	7/17/07	\$665,000	2870	0	8	1975	3	5000	N	N	912 NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
2	198220	0659	12/6/07	\$730,000	2150	480	9	2007	3	3801	N	N	307 NW 47TH ST
2	198220	0660	8/23/07	\$875,000	2320	600	9	2007	3	3801	N	N	303 NW 47TH ST
2	198220	0105	6/5/06	\$849,950	2350	820	9	2006	3	3340	N	N	312 NW 49TH ST
2	045200	1920	3/8/07	\$810,000	2380	895	9	2006	3	5000	N	N	943 NW 63RD ST
2	276960	1095	6/21/06	\$950,000	2900	0	9	1949	5	5000	N	N	6016 7TH AVE NW
2	017000	0003	4/11/07	\$848,000	2130	820	10	2000	3	4382	N	N	309 NW 45TH ST
2	276800	0080	7/6/05	\$753,000	2800	0	10	2005	3	5000	N	N	5635 7TH AVE NW
11	162330	0446	5/3/06	\$455,000	620	0	5	1918	4	3640	N	N	7211 5TH AVE NW
11	288010	0280	8/25/05	\$350,000	730	0	5	1908	4	3000	N	N	6751 7TH AVE NW
11	751900	2025	4/26/05	\$265,300	760	0	5	1907	3	2575	N	N	646 NW 76TH ST
11	291970	0350	10/4/06	\$439,950	990	0	5	1900	4	3840	N	N	633 NW 84TH ST
11	291970	0350	9/7/05	\$399,950	990	0	5	1900	4	3840	N	N	633 NW 84TH ST
11	162330	0895	6/3/05	\$236,500	520	0	6	1918	3	2305	N	N	7303 3RD AVE NW
11	751900	0485	6/9/05	\$292,500	580	0	6	1919	4	2475	N	N	7707 3RD AVE NW
11	046100	5325	5/6/05	\$385,000	610	0	6	1910	3	3000	N	N	7056 9TH AVE NW
11	162380	0295	6/18/07	\$400,000	620	170	6	1916	3	3000	N	N	641 NW 74TH ST
11	162330	0160	4/2/07	\$417,500	630	0	6	1912	4	3000	N	N	412 NW 70TH ST
11	046100	1970	1/24/06	\$334,000	630	0	6	1919	3	5000	N	N	7332 14TH AVE NW
11	507540	0120	8/23/06	\$375,000	650	130	6	1929	3	5080	N	N	7721 13TH AVE NW
11	751900	2590	4/19/07	\$379,500	660	150	6	1909	3	5150	N	N	611 NW 76TH ST
11	046100	3320	7/25/05	\$325,000	670	670	6	1910	3	2500	N	N	7040 MARY AVE NW
11	202870	1000	7/10/07	\$531,000	690	190	6	1921	3	4240	N	N	6517 DIBBLE AVE NW
11	288010	0545	6/22/07	\$380,000	700	640	6	1901	3	3020	N	N	6737 CLEOPATRA PL NW
11	291920	0735	6/23/05	\$300,000	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	164650	0790	7/17/06	\$365,000	720	0	6	1911	3	3090	N	N	143 N 78TH ST
11	349130	0110	3/16/05	\$331,500	720	270	6	1928	4	5428	N	N	7737 MARY AVE NW
11	162330	0875	7/12/05	\$325,000	720	0	6	1947	4	2950	N	N	7317 3RD AVE NW
11	937630	1730	11/8/05	\$349,000	740	0	6	1908	3	3240	N	N	7512 11TH AVE NW
11	162330	0545	5/15/06	\$362,500	740	0	6	1912	4	2590	N	N	415 NW 73RD ST
11	162330	0155	3/10/05	\$370,000	750	0	6	1910	4	3000	N	N	414 NW 70TH ST
11	202870	0945	8/28/06	\$344,000	750	0	6	1910	3	5300	N	N	6522 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	164650	2515	8/10/07	\$400,000	750	0	6	1914	3	3090	N	N	142 NW 75TH ST
11	164650	2515	6/17/05	\$312,500	750	0	6	1914	3	3090	N	N	142 NW 75TH ST
11	751900	0006	9/26/07	\$420,000	750	0	6	1918	3	3860	N	N	7503 3RD AVE NW
11	046100	4860	8/30/07	\$379,950	750	0	6	1958	4	3750	N	N	7016 10TH AVE NW
11	162380	0345	12/12/05	\$412,000	760	0	6	1907	3	3000	N	N	611 NW 74TH ST
11	164650	1410	5/5/05	\$356,500	760	0	6	1921	3	3120	N	N	137 NW 80TH ST
11	291970	0520	5/26/06	\$387,500	760	0	6	1927	4	3600	N	N	636 NW 83RD ST
11	287710	4370	1/18/07	\$498,950	770	380	6	1920	3	2625	N	N	212 NW 70TH ST
11	287710	4191	10/27/05	\$349,000	770	0	6	1922	3	2000	N	N	7006 1ST AVE NW
11	291970	1944	5/13/05	\$358,000	770	370	6	1944	3	4560	N	N	337 NW 83RD ST
11	162380	0180	2/6/06	\$330,000	780	0	6	1901	3	3000	N	N	622 NW 74TH ST
11	287710	2890	5/26/06	\$468,000	780	0	6	1916	4	3250	N	N	6703 2ND AVE NW
11	291970	0530	3/9/07	\$440,000	780	0	6	1926	4	3600	N	N	640 NW 83RD ST
11	200070	0425	6/16/05	\$380,000	790	0	6	1910	3	2840	N	N	7224 PALATINE AVE N
11	291920	0850	1/10/05	\$275,000	790	0	6	1911	2	3819	N	N	147 N 82ND ST
11	164650	1255	12/29/06	\$425,000	790	0	6	1911	3	4160	N	N	116 NW 79TH ST
11	287710	1026	3/21/06	\$485,000	790	300	6	1916	5	3000	N	N	6527 2ND AVE NW
11	162380	0070	9/13/05	\$366,000	790	0	6	1916	4	4000	N	N	633 NW 75TH ST
11	164650	1585	9/11/06	\$385,000	790	380	6	1926	4	4635	N	N	144 NW 78TH ST
11	288010	0025	8/9/07	\$392,000	800	0	6	1911	4	4960	N	N	6706 7TH AVE NW
11	162380	0065	9/20/05	\$299,950	800	0	6	1916	4	3000	N	N	637 NW 75TH ST
11	291970	2225	7/21/05	\$395,000	810	0	6	1918	3	4800	N	N	343 NW 84TH ST
11	046100	3510	5/12/06	\$375,000	820	0	6	1907	3	5000	N	N	7020 ALONZO AVE NW
11	291920	0095	6/20/05	\$386,500	820	720	6	1910	3	4240	N	N	114 NW 84TH ST
11	200070	0426	5/23/05	\$400,000	820	0	6	1916	3	2790	N	N	207 N 73RD ST
11	288010	1160	2/7/06	\$382,500	820	0	6	1925	3	3720	N	N	6548 7TH AVE NW
11	164650	1395	6/28/05	\$349,950	830	0	6	1925	3	4160	N	N	147 NW 80TH ST
11	288010	1075	2/23/05	\$290,000	840	0	6	1905	3	5150	N	N	6516 7TH AVE NW
11	288010	0270	9/25/06	\$400,000	840	0	6	1910	3	3000	N	N	6747 7TH AVE NW
11	164650	0465	7/13/05	\$352,000	840	0	6	1918	3	3090	N	N	119 N 77TH ST
11	287710	1360	6/16/05	\$370,500	860	120	6	1916	3	5000	N	N	6548 4TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	288010	0430	5/23/06	\$359,950	860	0	6	1918	3	3700	N	N	6714 CLEOPATRA PL NW
11	230140	0530	2/28/05	\$370,000	860	0	6	1924	3	5000	N	N	7028 3RD AVE NW
11	758920	0194	5/10/06	\$379,950	870	300	6	1905	4	6600	N	N	1420 NW 83RD ST
11	291970	1110	9/15/05	\$282,000	870	0	6	1910	4	1903	N	N	8106 8TH AVE NW
11	291920	0760	12/13/05	\$324,650	870	200	6	1911	3	3840	N	N	124 N 80TH ST
11	046100	4105	1/23/06	\$441,000	870	580	6	1928	4	5000	N	N	7054 13TH AVE NW
11	291970	1150	11/20/06	\$330,000	880	0	6	1905	3	4800	N	N	639 NW 81ST ST
11	287710	1400	5/23/06	\$385,000	880	0	6	1907	4	3750	N	N	6526 4TH AVE NW
11	287710	1310	8/9/07	\$449,950	880	0	6	1914	3	4200	N	N	6547 3RD AVE NW
11	751900	0711	9/28/07	\$455,000	880	0	6	1926	3	2400	N	N	7711 3RD AVE NW
11	937630	1060	2/14/05	\$367,500	890	0	6	1908	3	5000	N	N	8342 11TH AVE NW
11	291970	0620	9/17/07	\$430,000	900	0	6	1909	4	4800	N	N	633 NW 83RD ST
11	200170	0070	4/20/05	\$362,500	910	0	6	1904	3	4000	N	N	153 NW 74TH ST
11	530910	1355	5/22/07	\$485,000	910	0	6	1905	3	5000	N	N	6532 10TH AVE NW
11	046100	2050	6/8/06	\$425,000	910	0	6	1914	3	5000	N	N	7357 14TH AVE NW
11	164650	1910	8/23/05	\$428,000	910	0	6	1916	3	3605	N	N	136 NW 77TH ST
11	291920	1185	11/3/05	\$358,000	920	0	6	1905	3	3840	N	N	134 N 83RD ST
11	162330	0185	12/12/05	\$510,000	920	150	6	1912	5	4485	N	N	7011 4TH AVE NW
11	162380	0090	8/24/06	\$385,000	920	0	6	1916	3	4000	N	N	625 NW 75TH ST
11	937630	1330	10/20/06	\$410,000	920	0	6	1918	3	5000	N	N	8050 11TH AVE NW
11	937630	1330	5/26/06	\$357,000	920	0	6	1918	3	5000	N	N	8050 11TH AVE NW
11	291920	0990	11/3/06	\$431,500	920	200	6	1919	4	3840	N	N	141 N 83RD ST
11	751900	0185	9/13/07	\$402,000	930	0	6	1905	3	5150	N	N	327 NW 76TH ST
11	751900	0185	5/5/05	\$320,000	930	0	6	1905	3	5150	N	N	327 NW 76TH ST
11	046100	5005	12/13/07	\$465,000	930	0	6	1911	4	3750	N	N	7055 DIBBLE AVE NW
11	530910	0865	1/24/05	\$249,950	930	0	6	1967	3	2708	N	N	6523 11TH AVE NW
11	164650	0400	3/28/07	\$465,000	950	120	6	1910	3	3090	N	N	110 N 76TH ST
11	164650	0400	5/15/06	\$425,000	950	120	6	1910	3	3090	N	N	110 N 76TH ST
11	162330	0880	7/25/06	\$420,000	950	0	6	1916	4	2950	N	N	7313 3RD AVE NW
11	164650	1845	6/21/05	\$460,000	960	0	6	1911	3	3090	N	N	110 NW 77TH ST
11	751900	1275	4/7/06	\$376,000	960	680	6	1922	4	5200	N	N	636 NW 79TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	164650	2175	10/12/05	\$339,500	970	0	6	1910	4	5150	N	N	136 NW 76TH ST
11	288010	1180	7/12/06	\$445,000	980	0	6	1925	4	3370	N	N	6556 7TH AVE NW
11	287710	1595	9/5/07	\$327,000	990	300	6	1909	3	5000	N	N	6548 5TH AVE NW
11	046100	4930	9/18/07	\$400,000	990	0	6	1912	3	5000	N	N	7042 10TH AVE NW
11	164650	1465	9/18/06	\$330,500	990	0	6	1924	3	6240	N	N	115 NW 80TH ST
11	162330	1205	2/2/05	\$355,000	1000	0	6	1908	4	6000	N	N	332 NW 74TH ST
11	291970	0775	12/21/05	\$418,000	1000	710	6	1924	4	4800	N	N	636 NW 82ND ST
11	288010	0250	10/2/06	\$375,000	1010	0	6	1910	3	3000	N	N	6741 7TH AVE NW
11	164650	2140	5/22/06	\$385,000	1010	670	6	1914	4	4635	N	N	116 NW 76TH ST
11	424040	0090	1/3/05	\$339,200	1010	0	6	1916	3	4100	N	N	7758 14TH AVE NW
11	305270	1120	9/13/06	\$461,000	1020	0	6	1904	5	3500	N	N	6732 12TH AVE NW
11	751900	0065	7/27/07	\$417,000	1020	240	6	1920	3	6180	N	N	330 NW 75TH ST
11	291970	0135	9/25/06	\$539,000	1030	260	6	1916	4	2940	N	N	8401 6TH AVE NW
11	230140	0510	10/27/05	\$391,000	1030	220	6	1916	3	5000	N	N	7018 3RD AVE NW
11	202870	0565	8/25/06	\$424,000	1030	0	6	1924	3	3560	N	N	6712 DIVISION AVE NW
11	758920	0149	4/24/07	\$415,000	1032	0	6	1951	4	5350	N	N	8332 MARY AVE NW
11	162380	0275	9/2/05	\$380,000	1050	0	6	1916	4	4000	N	N	649 NW 74TH ST
11	200070	0360	6/13/06	\$467,500	1050	0	6	1919	3	6480	N	N	134 N 73RD ST
11	751900	2460	6/23/05	\$390,000	1060	0	6	1921	4	5150	N	N	644 NW 75TH ST
11	287710	3070	8/14/07	\$370,000	1100	0	6	1924	2	5000	N	N	6726 3RD AVE NW
11	937630	0510	3/3/06	\$467,000	1170	780	6	1909	4	4600	N	N	8016 12TH AVE NW
11	046100	2570	3/2/06	\$349,500	1170	0	6	1914	3	2750	N	N	7358 MARY AVE NW
11	291970	2695	6/15/05	\$379,950	1200	0	6	1911	3	2754	N	N	338 NW 84TH ST
11	530910	0615	3/26/07	\$486,950	1210	0	6	1908	5	4441	N	N	6747 11TH AVE NW
11	530910	0615	12/29/05	\$320,000	1210	0	6	1908	5	4441	N	N	6747 11TH AVE NW
11	672870	0225	10/24/06	\$400,000	1250	0	6	1906	3	4900	N	N	7026 CLEOPATRA PL NW
11	288010	0350	9/14/06	\$416,000	1260	0	6	1928	3	4000	N	N	6742 CLEOPATRA PL NW
11	291920	0190	2/17/05	\$350,000	1300	0	6	1910	3	3840	N	N	129 NW 84TH ST
11	287710	4000	7/11/06	\$477,500	1310	100	6	1925	3	4030	N	N	6738 PALATINE AVE N
11	287710	4000	3/16/06	\$355,000	1310	100	6	1925	3	4030	N	N	6738 PALATINE AVE N
11	288010	0565	3/26/05	\$337,850	1330	0	6	1927	3	3050	N	N	6747 CLEOPATRA PL NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	291970	1570	4/11/05	\$366,000	1340	0	6	1995	3	4320	N	N	334 NW 80TH ST
11	288010	0820	8/21/06	\$507,500	1590	0	6	1906	5	5000	N	N	6533 7TH AVE NW
11	751900	0545	4/22/05	\$565,000	1650	0	6	1929	4	3708	N	N	330 NW 77TH ST
11	046100	2030	7/21/05	\$330,000	540	0	7	1925	3	2800	N	N	7358 14TH AVE NW
11	202870	0600	1/12/05	\$285,000	710	0	7	1914	3	1800	N	N	6726 DIVISION AVE NW
11	530910	0840	1/11/07	\$270,000	730	0	7	1924	3	5145	N	N	6531 11TH AVE NW
11	937630	0790	6/1/06	\$415,000	730	0	7	1947	4	5000	N	N	8334 12TH AVE NW
11	530910	0575	12/7/07	\$460,000	740	0	7	1913	4	3638	N	N	6740 11TH AVE NW
11	530910	0575	10/13/05	\$375,000	740	0	7	1913	4	3638	N	N	6740 11TH AVE NW
11	751900	2240	3/16/07	\$465,000	740	340	7	1926	4	3860	N	N	636 NW 75TH ST
11	046100	3505	3/17/06	\$379,000	760	190	7	1906	3	2500	N	N	7016 ALONZO AVE NW
11	287710	1031	5/20/05	\$538,500	770	0	7	1920	4	3000	N	N	6531 2ND AVE NW
11	424040	0075	9/8/05	\$435,000	770	770	7	1926	5	3860	N	N	7752 14TH AVE NW
11	045800	0235	5/31/06	\$450,000	770	770	7	1946	5	3740	N	N	1417 NW 83RD ST
11	530910	1050	10/27/06	\$444,000	790	0	7	1909	4	4010	N	N	6530 11TH AVE NW
11	162330	1170	7/26/07	\$410,000	790	0	7	1911	4	3000	N	N	308 NW 74TH ST
11	162330	1170	7/27/05	\$352,000	790	0	7	1911	4	3000	N	N	308 NW 74TH ST
11	230140	0345	12/24/07	\$430,000	790	0	7	1928	4	3250	N	N	7214 2ND AVE NW
11	046100	5065	2/14/05	\$350,000	790	120	7	1944	3	5000	N	N	7029 DIBBLE AVE NW
11	349130	0145	10/21/05	\$290,000	800	0	7	1907	3	6350	N	N	7759 14TH AVE NW
11	046100	1215	8/8/05	\$325,000	800	0	7	1909	3	2750	N	N	7361 11TH AVE NW
11	291970	2020	3/16/05	\$405,000	800	580	7	1918	4	3600	N	N	307 NW 83RD ST
11	291970	0460	7/14/05	\$399,950	800	420	7	1951	4	3600	N	N	610 NW 83RD ST
11	291970	2725	3/9/05	\$415,000	820	0	7	1924	4	4150	N	N	350 NW 84TH ST
11	046100	1485	6/22/07	\$456,500	820	100	7	1938	3	4500	N	N	7354 12TH AVE NW
11	202870	0665	6/17/07	\$507,000	820	130	7	1945	4	5300	N	N	6531 DIVISION AVE NW
11	291970	2255	6/9/06	\$503,000	830	500	7	1910	4	4800	N	N	327 NW 84TH ST
11	937630	1160	4/6/05	\$320,000	830	80	7	1925	3	4600	N	N	8331 10TH AVE NW
11	164650	1575	11/12/07	\$510,000	830	820	7	1925	4	4635	N	N	140 NW 78TH ST
11	164650	1575	2/23/06	\$422,500	830	820	7	1925	4	4635	N	N	140 NW 78TH ST
11	751900	2545	1/25/05	\$360,000	830	590	7	1991	3	2575	N	N	633 NW 76TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	751900	2220	3/28/05	\$390,000	830	610	7	2004	3	2575	N	N	622 NE 75TH ST
11	046100	4195	10/16/06	\$395,000	840	0	7	1908	4	5000	N	N	7023 11TH AVE NW
11	292270	1305	5/12/06	\$419,950	840	120	7	1910	3	4220	N	N	8021 8TH AVE NW
11	292270	2160	3/15/05	\$330,000	840	0	7	1941	3	4820	N	N	807 NW 80TH ST
11	202870	1165	7/17/06	\$415,000	850	200	7	1927	4	2570	N	N	6512 DIVISION AVE NW
11	292270	2855	6/8/05	\$442,000	850	600	7	2005	5	2590	N	N	856 NW 75TH ST
11	287710	1406	5/5/06	\$410,000	860	0	7	1905	3	3750	N	N	6524 4TH AVE NW
11	530910	0815	8/21/07	\$459,950	860	0	7	1918	4	4333	N	N	6545 11TH AVE NW
11	162330	1185	11/18/05	\$453,200	860	0	7	1922	4	4500	N	N	318 NW 74TH ST
11	202870	1075	8/6/07	\$499,000	860	0	7	1924	4	4240	N	N	6526 DIBBLE AVE NW
11	288010	0640	12/23/05	\$364,950	860	0	7	2004	3	2800	N	N	6519 CLEOPATRA PL NW
11	287710	1421	8/15/06	\$475,000	870	0	7	1916	4	3750	N	N	6516 4TH AVE NW
11	046100	2370	5/13/05	\$407,000	870	0	7	1928	3	5000	N	N	7325 ALONZO AVE NW
11	292270	2816	6/23/05	\$339,000	870	0	7	1942	3	3760	N	N	7514 9TH AVE NW
11	164650	2430	7/27/06	\$520,000	880	150	7	1924	3	3060	N	N	7507 1ST AVE NW
11	046100	4910	7/21/06	\$395,000	880	0	7	1926	3	3750	N	N	7032 10TH AVE NW
11	202870	0380	9/9/05	\$450,000	890	0	7	1914	4	5300	N	N	6711 DIBBLE AVE NW
11	287710	4290	3/24/06	\$488,000	890	0	7	1919	3	4600	N	N	7015 SYCAMORE AVE NW
11	530910	1180	5/19/05	\$338,000	890	0	7	1925	3	5350	N	N	6519 10TH AVE NW
11	349130	0147	6/29/05	\$402,000	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	292270	1554	4/11/06	\$460,000	890	200	7	1942	3	5640	N	N	7750 9TH AVE NW
11	287710	3991	8/21/06	\$449,950	890	430	7	1971	3	4030	N	N	6740 PALATINE AVE N
11	758970	0012	4/4/05	\$372,000	900	580	7	1939	3	4800	N	N	1308 NW 80TH ST
11	291970	0310	8/18/05	\$399,500	900	0	7	1940	4	4800	N	N	651 NW 84TH ST
11	530910	0550	6/25/07	\$455,000	910	0	7	1913	3	3638	N	N	6746 11TH AVE NW
11	202870	0505	12/9/05	\$435,000	910	0	7	1926	4	3710	N	N	6711 DIVISION AVE NW
11	046100	1225	3/20/06	\$479,950	910	0	7	1927	4	5000	N	N	7353 11TH AVE NW
11	288010	0080	10/18/07	\$435,000	910	0	7	1929	3	3080	N	N	6734 7TH AVE NW
11	291970	0600	9/20/05	\$411,500	910	0	7	1937	4	4800	N	N	645 NW 83RD ST
11	758920	0165	8/21/06	\$456,000	910	160	7	1949	3	5280	N	N	8314 MARY AVE NW
11	164650	0380	6/15/05	\$397,000	910	400	7	1973	3	3090	N	N	118 N 76TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	937630	0705	12/8/05	\$395,000	920	320	7	1909	4	4000	N	N	8009 11TH AVE NW
11	732190	0015	4/2/07	\$389,000	920	0	7	1915	3	2310	N	N	6508 GREENWOOD AVE N
11	162380	0300	8/29/06	\$418,000	920	0	7	1926	3	3000	N	N	637 NW 74TH ST
11	424040	0105	11/5/07	\$485,000	920	100	7	1940	3	4070	N	N	1311 NW 80TH ST
11	424040	0105	10/30/06	\$395,000	920	100	7	1940	3	4070	N	N	1311 NW 80TH ST
11	046100	2380	3/22/06	\$485,000	920	0	7	1949	3	5000	N	N	7317 ALONZO AVE NW
11	230140	0325	5/12/06	\$610,000	930	830	7	1906	4	4500	N	N	7206 2ND AVE NW
11	291920	1030	7/5/06	\$440,000	930	340	7	1910	5	3840	N	N	142 N 82ND ST
11	046100	0470	6/23/06	\$515,000	930	650	7	1929	4	5000	N	N	7312 9TH AVE NW
11	292270	2145	7/11/06	\$400,000	930	300	7	1941	3	5700	N	N	7911 8TH AVE NW
11	162380	0505	7/10/05	\$389,000	940	0	7	1906	3	4160	N	N	713 NW 73RD ST
11	349130	0165	2/16/06	\$393,500	940	0	7	1912	4	5080	N	N	7745 14TH AVE NW
11	751900	1230	11/23/05	\$381,000	940	0	7	1912	3	5200	N	N	614 NW 79TH ST
11	291970	1600	9/8/06	\$498,500	940	0	7	1920	4	4800	N	N	352 NW 80TH ST
11	530910	0085	7/17/06	\$457,000	940	0	7	1921	4	3566	N	N	6729 9TH AVE NW
11	751900	2495	5/13/05	\$487,500	940	480	7	1925	4	7416	N	N	655 NW 76TH ST
11	349130	0175	8/1/07	\$538,000	940	0	7	1928	4	5461	N	N	7734 MARY AVE NW
11	520010	0055	3/13/06	\$449,900	940	270	7	1929	3	3478	N	N	6525 12TH AVE NW
11	758920	0195	9/20/06	\$505,000	940	0	7	1947	4	4820	N	N	1410 NW 83RD ST
11	162380	0440	9/15/05	\$430,000	940	520	7	1990	3	3000	N	N	702 NW 73RD ST
11	937630	0345	8/19/05	\$424,950	950	0	7	1906	4	5000	N	N	7750 12TH AVE NW
11	162330	0165	6/13/05	\$555,000	950	750	7	1918	4	5000	N	N	408 NW 70TH ST
11	530910	1145	7/26/06	\$439,000	950	0	7	1918	3	5350	N	N	6533 10TH AVE NW
11	751900	2525	4/1/05	\$424,000	950	0	7	1931	3	3860	N	N	643 NW 76TH ST
11	530910	0275	2/8/07	\$500,000	950	420	7	1944	3	5350	N	N	6736 10TH AVE NW
11	758970	0055	8/30/05	\$230,000	950	0	7	1948	3	2150	N	N	8050 14TH AVE NW
11	046100	3270	7/3/06	\$430,000	960	240	7	1906	3	5000	N	N	7016 MARY AVE NW
11	046100	3270	3/30/07	\$415,000	960	240	7	1906	3	5000	N	N	7016 MARY AVE NW
11	530910	0540	10/16/07	\$551,000	960	860	7	1913	3	3638	N	N	6750 11TH AVE NW
11	530910	0540	4/1/05	\$386,000	960	860	7	1913	3	3638	N	N	6750 11TH AVE NW
11	046100	4670	7/6/05	\$400,000	960	0	7	1913	3	4200	N	N	7057 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	291970	2435	6/7/07	\$487,000	960	120	7	1920	4	3600	N	N	344 NW 83RD ST
11	751900	0980	9/8/06	\$525,000	960	300	7	1920	3	3860	N	N	308 NW 79TH ST
11	751900	1120	8/8/06	\$483,000	960	350	7	1920	4	4120	N	N	339 NW 80TH ST
11	164650	1920	11/30/06	\$482,000	960	400	7	1925	4	4120	N	N	140 NW 77TH ST
11	162330	0855	2/10/05	\$378,000	960	180	7	1926	4	4000	N	N	315 NW 74TH ST
11	046100	0965	7/12/07	\$429,000	960	140	7	1927	4	3750	N	N	7337 10TH AVE NW
11	046100	0935	11/27/06	\$447,000	960	0	7	1927	3	5000	N	N	7349 10TH AVE NW
11	292270	2420	6/24/05	\$369,000	960	0	7	1928	3	5000	N	N	7545 10TH AVE NW
11	162330	0580	4/26/05	\$370,000	960	0	7	1930	3	3000	N	N	7220 5TH AVE NW
11	291920	0485	8/14/07	\$489,950	960	210	7	1946	3	3840	N	N	8114 3RD AVE NW
11	291920	0485	4/12/05	\$382,500	960	210	7	1946	3	3840	N	N	8114 3RD AVE NW
11	292170	0405	7/17/06	\$535,000	960	200	7	1952	4	6210	N	N	8317 12TH AVE NW
11	291970	1785	5/8/07	\$510,000	970	0	7	1916	4	3600	N	N	316 NW 81ST ST
11	287710	2050	9/15/06	\$619,000	970	0	7	1925	4	4840	N	N	6703 6TH AVE NW
11	424040	0095	8/20/07	\$440,000	970	140	7	1940	5	4180	N	N	1307 NW 80TH ST
11	937630	0355	3/24/05	\$349,950	970	720	7	1945	3	5235	N	N	1115 NW 80TH ST
11	291920	0490	9/14/07	\$489,000	970	0	7	1946	3	3840	N	N	153 NW 82ND ST
11	291970	2659	7/13/07	\$350,000	970	360	7	1946	4	4270	N	N	322 NW 84TH ST
11	202870	0465	12/6/07	\$450,000	980	980	7	1918	3	4770	N	N	6724 DIBBLE AVE NW
11	162380	0110	7/18/07	\$462,000	980	560	7	1987	3	3000	N	N	617 NW 75TH ST
11	287710	1786	9/17/07	\$565,000	990	0	7	1912	4	3750	N	N	6551 5TH AVE NW
11	287710	1786	7/10/06	\$530,000	990	0	7	1912	4	3750	N	N	6551 5TH AVE NW
11	751900	1165	10/24/05	\$403,800	990	0	7	1926	4	3860	N	N	317 NW 80TH ST
11	292270	0435	3/23/05	\$439,950	990	200	7	1938	3	5700	N	N	8316 DIBBLE AVE NW
11	288010	0130	12/11/06	\$461,000	990	0	7	1945	4	4970	N	N	6752 7TH AVE NW
11	292270	1185	12/13/07	\$455,000	1000	0	7	1937	3	5700	N	N	8036 DIBBLE AVE NW
11	200120	0125	4/21/05	\$507,000	1000	300	7	1945	4	4000	N	N	120 NW 74TH ST
11	200120	0125	2/16/05	\$461,000	1000	300	7	1945	4	4000	N	N	120 NW 74TH ST
11	202870	0350	7/16/07	\$495,000	1000	600	7	1953	4	3975	N	N	6724 9TH AVE NW
11	292270	2315	4/19/06	\$420,000	1010	0	7	1910	3	4000	N	N	7507 10TH AVE NW
11	530910	0790	7/20/06	\$495,000	1010	0	7	1915	3	4658	N	N	6549 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	230140	0400	10/17/05	\$455,300	1010	0	7	1925	3	5000	N	N	202 NW 72ND ST
11	045800	0290	9/27/05	\$416,000	1010	0	7	1926	3	5080	N	N	8025 14TH AVE NW
11	937630	2300	8/5/05	\$460,000	1010	830	7	1941	3	5000	N	N	8316 10TH AVE NW
11	758970	0080	4/13/06	\$467,225	1010	190	7	1946	3	5080	N	N	8026 13TH AVE NW
11	202870	0340	8/16/06	\$460,000	1020	0	7	1907	3	5300	N	N	6720 9TH AVE NW
11	287710	2180	9/10/07	\$449,000	1020	0	7	1916	3	5000	N	N	6709 5TH AVE NW
11	287710	3751	3/4/05	\$535,000	1020	600	7	1923	5	3750	N	N	6744 1ST AVE NW
11	349130	0161	8/9/06	\$450,000	1020	840	7	1940	4	5715	N	N	7738 MARY AVE NW
11	287710	3097	4/28/05	\$350,000	1020	0	7	1985	3	2500	N	N	6710 3RD AVE NW
11	162380	0285	3/26/07	\$509,000	1030	0	7	1925	3	5000	N	N	645 NW 74TH ST
11	937630	1440	3/21/06	\$429,000	1030	290	7	1928	3	5000	N	N	8011 10TH AVE NW
11	046100	4015	8/26/05	\$520,000	1030	0	7	1928	4	6250	N	N	7012 13TH AVE NW
11	046100	1735	3/7/07	\$490,000	1030	0	7	1945	3	5000	N	N	7342 13TH AVE NW
11	162380	0010	3/7/06	\$412,000	1040	0	7	1910	4	3600	N	N	7418 8TH AVE NW
11	046100	4660	3/29/06	\$620,000	1040	120	7	1913	4	4200	N	N	7059 9TH AVE NW
11	937630	2050	7/22/05	\$549,000	1040	300	7	1975	3	4040	N	N	906 NW 77TH ST
11	287710	1780	8/8/06	\$490,000	1050	0	7	1912	3	3750	N	N	6547 5TH AVE NW
11	866840	0005	5/11/07	\$499,000	1050	0	7	1919	5	5640	N	N	7701 14TH AVE NW
11	200170	0010	9/17/07	\$604,000	1050	0	7	1926	4	4000	N	N	107 NW 74TH ST
11	012503	9025	2/17/06	\$432,000	1050	0	7	1927	3	3680	N	N	7230 3RD AVE NW
11	012503	9025	9/16/05	\$396,000	1050	0	7	1927	3	3680	N	N	7230 3RD AVE NW
11	305270	0975	6/16/06	\$599,950	1050	0	7	1928	4	3750	N	N	6715 12TH AVE NW
11	291970	0410	4/27/05	\$330,000	1060	400	7	1912	2	4800	N	N	607 NW 84TH ST
11	291970	0410	2/2/05	\$285,000	1060	400	7	1912	2	4800	N	N	607 NW 84TH ST
11	162330	0815	3/7/05	\$430,000	1060	240	7	1924	3	5000	N	N	333 NW 74TH ST
11	012503	9006	6/17/05	\$412,700	1060	0	7	1925	4	3600	N	N	814 NW 70TH ST
11	530910	0685	3/20/07	\$539,000	1060	0	7	1928	3	4062	N	N	6725 11TH AVE NW
11	162330	0775	12/12/07	\$464,000	1060	0	7	1981	3	3200	N	N	353 NW 74TH ST
11	046100	3249	9/9/06	\$436,000	1060	220	7	2004	3	1312	N	N	7010 A MARY AVE NW
11	349130	0163	11/28/06	\$440,000	1070	200	7	1913	4	6350	N	N	7741 14TH AVE NW
11	520010	0195	10/26/05	\$399,000	1070	0	7	1928	4	4007	N	N	6546 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	937630	1475	6/16/05	\$477,500	1070	140	7	1939	4	4500	N	N	7706 11TH AVE NW
11	291920	0910	1/28/05	\$325,000	1070	400	7	1976	3	3840	N	N	122 N 81ST ST
11	046100	5435	5/10/07	\$520,000	1080	540	7	1903	4	5680	N	N	7031 8TH AVE NW
11	530910	0455	10/10/07	\$549,950	1080	930	7	1909	4	5350	N	N	6722 11TH AVE NW
11	287710	1795	7/20/07	\$567,500	1080	250	7	1912	4	3750	N	N	6555 5TH AVE NW
11	530910	0920	2/17/06	\$395,000	1080	120	7	1925	3	5350	N	N	6526 11TH AVE NW
11	507540	0105	7/23/07	\$506,850	1080	0	7	1928	5	5120	N	N	7712 14TH AVE NW
11	202870	0425	3/28/07	\$520,000	1080	170	7	1947	3	3710	N	N	6702 DIBBLE AVE NW
11	046100	1755	12/10/07	\$538,000	1090	1080	7	1910	4	5000	N	N	7350 13TH AVE NW
11	162330	0670	8/11/06	\$635,000	1090	0	7	1911	4	5120	N	N	7231 4TH AVE NW
11	045800	0295	5/5/05	\$473,500	1090	0	7	1924	3	5080	N	N	8027 14TH AVE NW
11	751900	1720	9/27/07	\$475,000	1090	400	7	1939	4	7725	N	N	616 NW 77TH ST
11	292270	0538	8/17/06	\$399,500	1093	293	7	2006	3	1355	N	N	8319 A 8TH AVE NW
11	292270	0537	8/15/06	\$389,500	1093	293	7	2006	3	1355	N	N	8319 B 8TH AVE NE
11	287710	0330	1/3/05	\$542,500	1100	260	7	1910	4	5000	Y	N	6543 PALATINE AVE N
11	287710	2846	12/13/07	\$527,500	1100	0	7	1924	3	3333	N	N	6720 4TH AVE NW
11	287710	2840	1/10/07	\$456,000	1100	0	7	1924	3	3333	N	N	6722 4TH AVE NW
11	230140	0615	9/1/06	\$700,000	1100	0	7	1926	4	6000	Y	N	7032 2ND AVE NW
11	230140	0615	11/8/05	\$650,000	1100	0	7	1926	4	6000	Y	N	7032 2ND AVE NW
11	287710	2541	4/26/05	\$460,000	1100	320	7	1938	3	4500	N	N	6750 5TH AVE NW
11	292270	1785	10/27/05	\$446,000	1100	150	7	1938	3	4700	N	N	7731 DIBBLE AVE NW
11	305270	0835	8/3/05	\$410,000	1100	240	7	1945	3	5000	N	N	6748 13TH AVE NW
11	162380	0430	7/11/07	\$480,000	1100	490	7	1984	3	3000	N	N	624 NW 73RD ST
11	162380	0430	2/19/05	\$395,000	1100	490	7	1984	3	3000	N	N	624 NW 73RD ST
11	291970	0840	11/13/06	\$525,000	1110	0	7	1910	3	4800	N	N	651 NW 82ND ST
11	937630	1230	5/23/05	\$370,000	1110	0	7	1937	3	4740	N	N	1012 NW 80TH ST
11	758970	0032	9/26/06	\$505,000	1110	870	7	1941	3	5289	N	N	8026 14TH AVE NW
11	046100	3375	5/22/06	\$549,000	1110	440	7	1947	4	5000	N	N	7055 14TH AVE NW
11	162330	0508	2/8/06	\$550,000	1110	480	7	1951	3	4010	N	N	502 NW 72ND ST
11	530910	0415	3/27/07	\$514,000	1110	400	7	1972	3	4280	N	N	6701 10TH AVE NW
11	287710	2752	5/16/07	\$432,000	1120	0	7	1907	3	3570	N	N	303 NW 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	349130	0248	7/5/06	\$473,000	1120	470	7	1942	3	5400	N	N	7502 MARY AVE NW
11	046100	2150	7/5/06	\$478,000	1120	880	7	1950	3	3750	N	N	7303 14TH AVE NW
11	937630	1170	8/29/05	\$420,000	1120	250	7	1950	3	5000	N	N	8327 10TH AVE NW
11	046100	1260	2/9/05	\$347,500	1120	0	7	1953	3	3500	N	N	7337 11TH AVE NW
11	287710	1545	5/4/06	\$550,000	1120	600	7	1975	3	5000	N	N	6547 4TH AVE NW
11	751900	1850	7/25/05	\$474,000	1130	0	7	1912	5	3860	N	N	639 NW 78TH ST
11	349130	0162	4/1/05	\$302,000	1130	0	7	1912	3	5080	N	N	7748 MARY AVE NW
11	046100	0380	2/9/05	\$432,000	1130	150	7	1925	5	5000	N	N	7331 DIBBLE AVE NW
11	751900	1055	5/24/07	\$549,000	1130	0	7	1926	4	4220	N	N	346 NW 79TH ST
11	200170	0045	9/26/07	\$480,000	1130	110	7	1928	4	4000	N	N	133 NW 74TH ST
11	520010	0225	7/11/07	\$585,000	1130	590	7	1928	4	4018	N	N	6534 12TH AVE NW
11	200120	0015	11/6/06	\$489,000	1140	200	7	1916	4	4000	N	N	109 NW 75TH ST
11	520010	0240	4/12/06	\$500,000	1140	620	7	1926	3	4356	N	N	6522 12TH AVE NW
11	292270	0536	8/9/06	\$399,500	1146	261	7	2006	3	1279	N	N	8321 A 8TH AVE NW
11	046100	4530	10/26/07	\$550,000	1150	0	7	1928	3	2875	N	N	1012 NW 70TH ST
11	417210	0060	5/11/07	\$554,000	1150	0	7	1929	4	3350	N	N	7032 8TH AVE NW
11	417210	0060	7/5/06	\$429,950	1150	0	7	1929	4	3350	N	N	7032 8TH AVE NW
11	544530	0040	5/3/06	\$375,000	1150	180	7	1930	4	4445	N	N	7534 MARY AVE NW
11	292270	1770	6/27/06	\$461,000	1150	0	7	1938	3	4700	N	N	7725 DIBBLE AVE NW
11	292270	1770	12/2/05	\$424,000	1150	0	7	1938	3	4700	N	N	7725 DIBBLE AVE NW
11	230140	0405	4/26/06	\$440,000	1150	780	7	1950	3	5000	N	N	214 NW 72ND ST
11	292270	2430	9/21/06	\$479,950	1160	0	7	1900	3	5000	N	N	7553 10TH AVE NW
11	291970	0685	5/16/05	\$390,000	1160	0	7	1914	4	4670	N	N	603 NW 83RD ST
11	045800	0075	5/4/07	\$483,000	1160	820	7	1929	4	3450	N	N	1481 NW 83RD ST
11	045800	0075	9/14/05	\$450,000	1160	820	7	1929	4	3450	N	N	1481 NW 83RD ST
11	292270	0455	6/8/07	\$514,900	1160	500	7	1930	5	3500	N	N	8308 DIBBLE AVE NW
11	544530	0030	10/12/06	\$618,000	1160	0	7	1930	3	4445	N	N	7526 MARY AVE NW
11	292270	0695	11/8/06	\$410,000	1160	440	7	1941	3	5360	N	N	8017 9TH AVE NW
11	046100	4170	11/13/06	\$420,500	1160	0	7	1945	3	5000	N	N	7041 11TH AVE NW
11	012503	9001	10/3/06	\$525,000	1160	410	7	1947	3	4220	N	N	115 NW 73RD ST
11	202870	0140	7/21/05	\$440,000	1160	0	7	1973	4	5300	N	N	6740 DIBBLE AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	202870	0215	7/23/07	\$562,000	1170	290	7	1925	3	6360	N	N	6747 DIBBLE AVE NW
11	349130	0178	5/17/05	\$440,000	1170	330	7	1926	3	4528	N	N	7727 14TH AVE NW
11	937630	1231	10/3/05	\$379,950	1170	0	7	1936	3	5600	N	N	1016 NW 80TH ST
11	291970	1056	11/30/06	\$468,000	1170	0	7	1939	4	5856	N	N	638 NW 81ST ST
11	046100	5580	9/12/07	\$500,000	1180	290	7	1926	3	3000	N	N	7056 DIBBLE AVE NW
11	046100	5580	6/9/06	\$450,000	1180	290	7	1926	3	3000	N	N	7056 DIBBLE AVE NW
11	520010	0030	10/23/06	\$449,500	1180	0	7	1929	3	3578	N	N	6511 12TH AVE NW
11	292270	1450	11/9/06	\$449,000	1180	0	7	1997	3	1514	N	N	7741 9TH AVE NW
11	046100	1255	4/18/06	\$439,900	1190	0	7	1909	4	3750	N	N	7341 11TH AVE NW
11	530910	0675	9/1/05	\$374,950	1190	0	7	1928	4	4062	N	N	6729 11TH AVE NW
11	520010	0050	6/16/05	\$414,000	1190	460	7	1929	3	3478	N	N	6521 12TH AVE NW
11	530910	0880	6/23/06	\$405,000	1200	0	7	1915	3	2925	N	N	6517 11TH AVE NW
11	287710	3436	1/31/06	\$452,800	1200	0	7	1920	3	4000	N	N	6735 1ST AVE NW
11	287710	1130	4/21/06	\$515,000	1200	1100	7	1923	4	5000	N	N	6542 3RD AVE NW
11	291970	0920	9/24/07	\$570,000	1200	290	7	1927	4	3600	N	N	619 NW 82ND ST
11	530910	1061	8/7/07	\$490,000	1200	0	7	1927	4	4320	N	N	1007 NW 67TH ST
11	162380	0255	6/16/06	\$415,000	1200	0	7	1930	4	2565	N	N	7312 8TH AVE NW
11	937630	0375	9/1/05	\$395,000	1210	100	7	1906	3	4300	N	N	7751 11TH AVE NW
11	305270	1171	9/20/06	\$455,000	1210	0	7	1928	3	2640	N	N	1112 NW 67TH ST
11	937630	0060	5/18/07	\$655,000	1210	0	7	1928	3	3750	N	N	7530 12TH AVE NW
11	291920	0620	4/20/07	\$548,000	1210	130	7	1941	4	3840	N	N	148 NW 81ST ST
11	046100	2595	10/8/07	\$469,000	1210	0	7	1944	5	5000	N	N	7351 MARY AVE NW
11	291970	1620	10/4/05	\$443,000	1210	120	7	1951	3	4680	N	N	357 NW 82ND ST
11	046100	1575	6/26/06	\$500,000	1210	300	7	1957	4	5000	N	N	7337 12TH AVE NW
11	291970	0940	6/1/07	\$483,200	1220	0	7	1928	4	3600	N	N	611 NW 82ND ST
11	046100	1890	8/2/06	\$425,000	1220	320	7	1954	3	5000	N	N	7309 13TH AVE NW
11	046100	3655	11/9/06	\$499,500	1230	0	7	1902	4	4310	N	N	7037 13TH AVE NW
11	162330	0865	2/12/07	\$604,018	1230	0	7	1926	3	3000	N	N	311 NW 74TH ST
11	292270	0027	5/25/05	\$338,000	1230	0	7	1992	3	1542	N	N	8347 9TH AVE NW
11	751900	1530	11/1/07	\$577,500	1240	720	7	1910	3	5150	N	N	642 NW 78TH ST
11	287710	2891	6/11/07	\$449,000	1240	0	7	1912	3	3250	N	N	206 NW 67TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	202870	0150	12/20/07	\$470,000	1250	0	7	1912	4	5300	N	N	6742 DIBBLE AVE NW
11	417210	0220	4/27/05	\$465,000	1250	0	7	1928	4	3744	N	N	7040 7TH AVE NW
11	202870	0315	10/9/07	\$625,000	1250	0	7	1937	3	4240	N	N	6708 9TH AVE NW
11	162380	0125	4/28/06	\$394,000	1260	0	7	1907	3	3000	N	N	609 NW 75TH ST
11	164650	0690	6/7/05	\$556,000	1260	0	7	1915	5	4635	N	N	7710 1ST AVE NW
11	520010	0085	6/3/05	\$375,000	1260	600	7	1929	3	3478	N	N	6535 12TH AVE NW
11	937630	2271	5/25/06	\$544,000	1270	0	7	1910	5	4530	N	N	912 NW 83RD ST
11	291920	0755	5/16/07	\$456,000	1270	110	7	1916	3	3840	N	N	130 N 80TH ST
11	291920	0900	4/6/05	\$376,000	1270	0	7	1916	3	3840	N	N	128 N 81ST ST
11	424040	0010	3/30/05	\$500,000	1270	0	7	1924	4	5588	N	N	7726 14TH AVE NW
11	287710	2010	12/18/06	\$500,000	1270	200	7	1925	4	3215	N	N	6541 6TH AVE NW
11	291920	1095	6/5/06	\$470,000	1270	0	7	1926	4	3840	N	N	109 N 84TH ST
11	417210	0240	6/1/07	\$610,000	1270	500	7	1929	5	3744	N	N	7036 7TH AVE NW
11	424040	0210	5/25/07	\$489,000	1280	760	7	1925	4	4920	N	N	7511 12TH AVE NW
11	530910	0715	1/20/05	\$349,200	1280	0	7	1928	4	4062	N	N	6713 11TH AVE NW
11	937630	1675	8/7/06	\$400,000	1280	0	7	1928	3	4300	N	N	7713 10TH AVE NW
11	751900	0085	8/23/07	\$570,000	1280	380	7	1928	3	5150	N	N	342 NW 75TH ST
11	292270	3135	11/2/06	\$519,000	1280	0	7	1929	4	3370	N	N	818 NW 75TH ST
11	424040	0125	8/31/06	\$499,950	1280	100	7	1940	3	3680	N	N	7556 13TH AVE NW
11	292270	2690	2/25/05	\$357,800	1280	0	7	1988	3	2350	N	N	7541 9TH AVE NW
11	305270	0782	4/19/06	\$390,000	1280	0	7	1991	3	2500	N	N	6741 13TH AVE NW
11	046100	5475	8/31/05	\$355,000	1290	0	7	1911	3	5650	N	N	7015 8TH AVE NW
11	291970	2315	3/24/05	\$375,000	1290	0	7	1928	4	2500	N	N	8317 3RD AVE NW
11	291970	0227	4/3/07	\$449,950	1290	0	7	1990	3	2819	N	N	628 NW 84TH ST
11	164650	0920	12/1/06	\$572,000	1300	580	7	1964	3	4635	N	N	112 N 78TH ST
11	202870	0525	12/22/05	\$539,900	1300	650	7	1993	3	5300	N	N	6723 DIVISION AVE NW
11	162330	1155	7/19/07	\$440,000	1310	0	7	1911	3	3000	N	N	302 NW 74TH ST
11	162380	0425	6/13/06	\$515,000	1310	0	7	1916	3	3000	N	N	622 NW 73RD ST
11	287710	1350	8/31/06	\$469,000	1310	0	7	1916	4	5000	N	N	6550 4TH AVE NW
11	287710	0926	5/6/05	\$525,000	1310	0	7	1921	4	5000	N	N	6520 2ND AVE NW
11	291920	0355	11/3/06	\$454,700	1310	0	7	1926	3	3648	N	N	133 NW 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	202870	1086	2/7/07	\$450,000	1320	0	7	1912	3	4295	N	N	824 NW 65TH ST
11	202870	1085	8/29/06	\$419,950	1320	0	7	1913	4	2555	N	N	832 NW 65TH ST
11	507540	0100	8/19/05	\$529,950	1320	310	7	1926	3	5248	N	N	7708 14TH AVE NW
11	046100	1025	9/21/06	\$488,700	1320	280	7	1928	4	3500	N	N	7309 10TH AVE NW
11	202870	0785	12/14/05	\$365,000	1320	0	7	1987	3	2650	N	N	6533 DIBBLE AVE NW
11	424040	0235	4/20/06	\$426,000	1330	0	7	1925	4	4100	N	N	1206 NW 75TH ST
11	288010	0625	12/7/06	\$475,000	1330	0	7	1926	5	2790	N	N	6511 CLEOPATRA PL NW
11	046100	0120	6/23/05	\$375,000	1330	0	7	1927	4	4320	N	N	7311 8TH AVE NW
11	751900	1890	8/7/06	\$423,950	1330	0	7	1990	3	2575	N	N	619 NW 78TH ST
11	732190	0145	8/1/06	\$589,950	1340	0	7	1918	4	1750	N	N	6538 GREENWOOD AVE N
11	164650	1595	4/4/05	\$445,000	1340	0	7	1927	4	3090	N	N	148 NW 78TH ST
11	045800	0070	8/28/07	\$442,500	1340	0	7	1928	3	3440	N	N	1477 NW 83RD ST
11	045800	0070	10/10/05	\$350,000	1340	0	7	1928	3	3440	N	N	1477 NW 83RD ST
11	202870	0170	3/1/05	\$472,500	1340	0	7	1944	4	5300	N	N	6754 DIBBLE AVE NW
11	287710	2421	2/13/07	\$520,000	1350	0	7	1926	4	3350	N	N	6707 4TH AVE NW
11	046100	3765	6/25/07	\$585,000	1360	0	7	1906	4	5000	N	N	7038 14TH AVE NW
11	751900	0606	1/3/06	\$455,000	1360	0	7	1928	3	2948	N	N	7718 6TH AVE NW
11	751900	0145	10/1/07	\$620,000	1360	0	7	1928	3	3430	N	N	347 NW 76TH ST
11	430570	0115	6/24/05	\$520,000	1360	0	7	1938	4	5320	N	N	1221 NW 80TH ST
11	292270	2470	3/6/07	\$490,000	1370	150	7	1924	4	2350	N	N	7552 10TH AVE NW
11	287710	1830	11/9/05	\$499,950	1370	820	7	1928	4	5000	N	N	6546 6TH AVE NW
11	292270	0865	8/15/05	\$420,000	1370	0	7	1929	3	3760	N	N	8022 9TH AVE NW
11	046100	5090	6/12/06	\$700,000	1370	0	7	1945	3	7500	N	N	7019 DIBBLE AVE NW
11	287710	1535	4/23/07	\$581,500	1380	880	7	1910	5	5000	N	N	6543 4TH AVE NW
11	287710	1535	11/29/05	\$495,500	1380	880	7	1910	5	5000	N	N	6543 4TH AVE NW
11	349130	0211	5/24/06	\$560,000	1380	0	7	1924	4	5461	N	N	7553 14TH AVE NW
11	751900	1451	9/15/05	\$405,000	1380	0	7	1926	3	2575	N	N	7807 6TH AVE NW
11	046100	4940	5/17/06	\$483,000	1390	0	7	1915	4	5000	N	N	7048 10TH AVE NW
11	012503	9031	6/5/07	\$575,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	162330	0335	4/4/07	\$592,000	1410	0	7	1912	3	3800	N	N	506 NW 70TH ST
11	230140	0230	9/25/07	\$675,000	1410	140	7	1912	4	5000	N	N	7202 SYCAMORE AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	417210	0120	4/13/06	\$476,000	1410	0	7	1930	3	3500	N	N	7041 7TH AVE NW
11	292270	0815	9/15/05	\$501,000	1410	0	7	1930	4	3520	N	N	8040 9TH AVE NW
11	530910	1340	10/18/05	\$365,000	1410	0	7	1985	3	2500	N	N	6540 10TH AVE NW
11	530910	1150	5/18/05	\$349,500	1410	0	7	1985	5	2675	N	N	6531 10TH AVE NW
11	202870	0820	1/22/07	\$524,000	1420	0	7	1905	4	5300	N	N	6551 DIBBLE AVE NW
11	202870	0635	5/18/07	\$525,000	1420	0	7	1912	4	3480	N	N	6546 DIVISION AVE NW
11	288010	1106	8/5/05	\$439,900	1420	240	7	1919	4	3970	N	N	6528 7TH AVE NW
11	751900	0670	3/27/07	\$650,000	1420	750	7	1927	5	3570	N	N	323 NW 78TH ST
11	305270	0669	5/23/07	\$471,000	1420	0	7	2003	3	1375	N	N	6716 A 14TH AVE NW
11	291920	0505	10/20/05	\$541,800	1430	790	7	1926	5	3840	N	N	141 NW 82ND ST
11	291970	1925	5/8/06	\$450,000	1430	0	7	1928	3	3648	N	N	345 NW 83RD ST
11	751900	1550	4/11/06	\$533,000	1430	230	7	1940	3	5150	N	N	650 NW 78TH ST
11	937630	1180	6/20/07	\$477,500	1430	0	7	1949	3	5000	N	N	8323 10TH AVE NW
11	287710	0455	10/18/07	\$690,000	1440	0	7	1908	4	5000	Y	N	6518 1ST AVE NW
11	424040	0160	4/13/06	\$502,000	1440	200	7	1926	4	6000	N	N	7527 12TH AVE NW
11	291920	0690	6/15/05	\$424,000	1440	0	7	1929	3	3840	N	N	133 N 81ST ST
11	046100	4235	2/3/05	\$467,500	1450	160	7	1949	3	3105	N	N	1102 NW 70TH ST
11	046100	4430	6/13/07	\$469,000	1450	0	7	1992	3	2500	N	N	7045 10TH AVE NW
11	292270	1546	6/6/05	\$406,500	1460	0	7	1912	4	4570	N	N	7758 9TH AVE NW
11	164650	1230	2/15/06	\$437,500	1460	110	7	1919	3	6240	N	N	100 NW 79TH ST
11	937630	0275	4/6/06	\$566,100	1460	0	7	1927	4	5000	N	N	7716 12TH AVE NW
11	305270	1035	1/5/05	\$410,000	1470	0	7	1919	3	3750	N	N	6749 12TH AVE NW
11	287710	3760	5/25/06	\$630,000	1470	250	7	1928	4	3750	N	N	6740 1ST AVE NW
11	751900	1025	5/25/05	\$445,000	1470	600	7	2005	3	3848	N	N	332 NW 79TH ST
11	287710	3830	3/28/05	\$500,000	1480	360	7	1919	3	3750	N	N	102 N 67TH ST
11	287710	1605	3/15/06	\$465,000	1480	300	7	1924	4	5000	N	N	6542 5TH AVE NW
11	164650	0070	3/11/05	\$453,500	1480	0	7	1926	4	3811	N	N	124 N 75TH ST
11	292270	1690	12/24/07	\$589,000	1480	0	7	1930	3	4042	N	N	7704 9TH AVE NW
11	291920	0580	2/10/05	\$399,950	1490	0	7	1910	4	3840	N	N	116 NW 81ST ST
11	291970	1300	6/11/07	\$450,000	1490	0	7	1922	3	3600	N	N	630 NW 80TH ST
11	424040	0115	7/21/05	\$499,000	1490	0	7	1930	4	4300	N	N	7557 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	288010	1005	6/22/06	\$487,000	1500	0	7	1920	4	6000	N	N	6510 CLEOPATRA PL NW
11	202870	0296	9/22/05	\$585,000	1500	150	7	1930	4	3190	N	N	6756 9TH AVE NW
11	287710	0220	3/23/06	\$430,000	1510	0	7	1909	3	4000	N	N	6512 PALATINE AVE N
11	751900	0745	3/6/06	\$440,000	1510	0	7	1910	4	4120	N	N	310 NW 78TH ST
11	046100	1015	1/30/06	\$468,350	1510	0	7	1927	3	4500	N	N	7311 10TH AVE NW
11	045800	0195	1/10/06	\$413,773	1510	0	7	1940	3	5461	N	N	8028 MARY AVE NW
11	162380	0415	6/15/05	\$540,000	1510	0	7	1946	3	6000	N	N	616 NW 73RD ST
11	046100	5016	10/25/05	\$575,000	1520	100	7	1911	5	3750	N	N	7053 DIBBLE AVE NW
11	046100	0110	9/27/06	\$443,000	1520	0	7	1927	4	4325	N	N	7315 8TH AVE NW
11	046100	1635	1/27/07	\$512,500	1530	0	7	1928	3	5000	N	N	7307 12TH AVE NW
11	046100	1635	9/1/06	\$470,000	1530	0	7	1928	3	5000	N	N	7307 12TH AVE NW
11	305270	0621	7/26/05	\$365,000	1530	0	7	2005	3	1194	N	N	6738 A 14TH AVE NW
11	291920	0280	12/1/06	\$627,500	1540	350	7	1926	4	3794	N	N	132 NW 83RD ST
11	046100	4495	5/11/06	\$499,950	1540	0	7	1926	5	4125	N	N	1002 NW 70TH ST
11	162380	0385	4/19/05	\$525,000	1550	0	7	1926	4	2980	N	N	7307 6TH AVE NW
11	287710	1290	7/7/05	\$380,000	1560	220	7	1906	4	4825	N	N	6539 3RD AVE NW
11	287710	3721	5/5/06	\$525,000	1560	0	7	1909	3	3250	N	N	109 N 70TH ST
11	287710	4205	12/17/07	\$531,000	1560	200	7	1915	4	3750	N	N	106 NW 70TH ST
11	202870	0585	11/8/06	\$530,000	1560	0	7	2002	4	2690	N	N	6722 DIVISION AVE NW
11	305270	0622	6/5/05	\$365,000	1560	0	7	2005	3	1297	N	N	6738 B 14TH AVE NW
11	162330	1160	3/14/06	\$439,000	1570	500	7	1912	3	3000	N	N	304 NW 74TH ST
11	200070	0280	10/4/06	\$629,900	1570	0	7	1925	4	4320	N	N	117 N 74TH ST
11	287710	2270	8/20/07	\$630,000	1580	360	7	2007	3	4475	N	N	6753 5TH AVE NW
11	287710	2270	3/6/06	\$515,000	1580	360	7	2007	3	4475	N	N	6753 5TH AVE NW
11	200070	0110	4/6/06	\$617,000	1600	0	7	1928	4	4610	N	N	106 N 74TH ST
11	287710	2290	6/22/05	\$500,000	1600	440	7	1950	3	5000	N	N	515 NW 70TH ST
11	046100	0410	7/10/07	\$585,000	1620	0	7	1928	4	5000	N	N	7315 DIBBLE AVE NW
11	751900	1360	6/15/07	\$540,000	1620	140	7	1947	3	5200	N	N	641 NW 80TH ST
11	046100	3705	5/27/05	\$370,000	1620	0	7	1948	3	4500	N	N	7013 13TH AVE NW
11	751900	0835	9/26/06	\$610,000	1620	0	7	1950	3	5150	N	N	7804 6TH AVE NW
11	291920	0890	2/11/06	\$548,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	291920	0890	7/13/05	\$510,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	305270	0620	2/17/05	\$395,000	1630	870	7	1936	4	2461	N	N	6736 14TH AVE NW
11	292270	0855	5/25/06	\$525,000	1640	0	7	1929	4	3760	N	N	8026 9TH AVE NW
11	937630	2072	5/1/06	\$470,000	1650	0	7	1916	4	4070	N	N	8008 10TH AVE NW
11	751900	1190	10/12/05	\$421,000	1660	0	7	1923	3	3850	N	N	7911 3RD AVE NW
11	287710	3180	10/18/05	\$660,000	1670	0	7	1912	5	5000	Y	N	6729 SYCAMORE AVE NW
11	758970	0074	9/20/06	\$515,900	1680	0	7	1928	4	5208	N	N	8045 12TH AVE NW
11	230140	0540	10/31/07	\$743,000	1690	0	7	1925	4	5000	N	N	7034 3RD AVE NW
11	230140	0370	6/8/07	\$600,000	1690	0	7	1927	3	4000	Y	N	7217 2ND AVE NW
11	287710	0360	5/16/06	\$727,000	1700	480	7	1914	5	5000	N	N	6557 PALATINE AVE N
11	292170	0070	2/1/07	\$550,000	1700	0	7	1916	3	6480	N	N	8328 14TH AVE NW
11	751900	0425	8/20/07	\$542,000	1710	780	7	1924	4	4635	N	N	327 NW 77TH ST
11	012503	9042	6/16/05	\$529,950	1710	500	7	1926	4	3750	N	N	172 NW 73RD ST
11	291920	0165	9/1/05	\$440,000	1710	0	7	1947	3	3840	N	N	149 NW 84TH ST
11	672870	0165	9/23/05	\$499,990	1730	200	7	1906	5	5000	N	N	7011 7TH AVE NW
11	305270	0665	6/7/07	\$515,000	1730	0	7	2003	3	2202	N	N	6718 C 14TH AVE NW
11	291970	0660	3/24/05	\$389,950	1740	0	7	1984	3	2400	N	N	613 NW 83RD ST
11	937630	0295	3/2/07	\$675,000	1750	0	7	1926	3	5000	N	N	7728 12TH AVE NW
11	291920	0880	4/15/05	\$455,650	1760	0	7	1924	4	3819	N	N	146 N 81ST ST
11	732190	0040	10/9/06	\$750,000	1770	1100	7	1918	5	3750	N	N	6505 PHINNEY AVE N
11	012503	9046	6/13/06	\$669,000	1770	690	7	1926	4	3750	N	N	170 NW 73RD ST
11	046100	2550	4/18/06	\$450,000	1790	450	7	1921	4	3201	N	N	7350 MARY AVE NW
11	046100	2550	9/16/05	\$405,500	1790	450	7	1921	4	3201	N	N	7350 MARY AVE NW
11	287710	3810	8/11/06	\$678,000	1810	0	7	1921	3	5000	N	N	6714 1ST AVE NW
11	230140	0550	9/5/06	\$560,000	1820	0	7	1928	3	5000	N	N	7035 SYCAMORE AVE NW
11	046100	5340	6/12/06	\$750,000	1840	1280	7	1927	4	3750	N	N	7060 9TH AVE NW
11	046100	5360	12/26/06	\$505,000	1860	0	7	1928	3	2850	N	N	809 NW 73RD ST
11	046100	5360	5/10/06	\$485,000	1860	0	7	1928	3	2850	N	N	809 NW 73RD ST
11	292170	0170	7/1/05	\$515,000	1860	0	7	1931	3	4760	N	N	8321 13TH AVE NW
11	287710	2155	8/30/05	\$640,000	1870	500	7	1950	3	7290	N	N	6755 6TH AVE NW
11	287710	4050	3/7/06	\$829,000	1880	0	7	1908	4	5375	N	N	6714 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	200070	0060	3/6/06	\$525,000	1890	0	7	1906	3	4100	N	N	125 N 75TH ST
11	937630	1900	6/25/07	\$325,000	1890	0	7	1906	3	4480	N	N	7738 10TH AVE NW
11	751900	1290	3/28/07	\$629,950	1920	190	7	1930	4	3640	N	N	644 NW 79TH ST
11	046100	4155	3/16/06	\$540,000	1940	0	7	1925	4	5000	N	N	7045 11TH AVE NW
11	292170	0120	10/25/07	\$545,000	1970	0	7	1936	3	6470	N	N	8302 14TH AVE NW
11	200120	0065	3/8/06	\$604,000	1970	0	7	1983	3	4000	N	N	149 NW 75TH ST
11	287710	0170	11/15/07	\$510,000	2000	400	7	1909	4	5000	N	N	6538 PALATINE AVE N
11	292170	0110	6/23/05	\$530,000	2000	0	7	1952	4	6470	N	N	8308 14TH AVE NW
11	287710	1370	9/13/06	\$760,000	2020	0	7	1914	5	5000	N	N	6542 4TH AVE NW
11	287710	4160	7/11/07	\$715,000	2060	300	7	1912	4	5000	N	N	7011 PALATINE AVE N
11	530910	1225	2/26/07	\$500,000	2070	0	7	1913	3	3750	N	N	6528 10TH AVE NW
11	164650	2510	1/29/07	\$675,000	2080	0	7	1909	3	3966	N	N	140 NW 75TH ST
11	349130	0227	8/15/06	\$600,000	2110	0	7	1908	3	9271	N	N	7525 14TH AVE NW
11	287710	4180	5/8/07	\$829,000	2140	240	7	1925	5	5000	N	N	7010 1ST AVE NW
11	937630	1020	1/12/05	\$372,000	2230	0	7	1913	3	5000	N	N	8322 11TH AVE NW
11	291970	1455	8/24/06	\$885,000	2510	800	7	1919	5	3600	N	N	313 NW 81ST ST
11	162330	0200	3/27/07	\$430,000	800	500	8	1988	3	3000	N	N	7019 4TH AVE NW
11	751900	2135	5/21/05	\$436,000	835	600	8	2005	3	2575	N	N	619 NW 77TH ST
11	751900	2140	5/17/05	\$435,000	835	600	8	2005	3	2575	N	N	617 NW 77TH ST
11	305270	0159	4/12/07	\$385,000	930	120	8	2006	3	1331	N	N	6738 A MARY AVE NW
11	349130	0113	11/17/05	\$530,000	940	0	8	1931	4	4800	N	N	7749 MARY AVE NW
11	349130	0132	9/29/06	\$459,400	970	200	8	1931	3	3400	N	N	1479 NW 80TH ST
11	937630	1820	7/10/06	\$447,000	1020	250	8	1940	3	2950	N	N	1015 NW 77TH ST
11	758970	0030	9/13/06	\$480,000	1020	150	8	1946	4	5207	N	N	8035 13TH AVE NW
11	046100	5185	12/11/07	\$589,450	1020	1020	8	1948	5	6600	N	N	864 NW 70TH ST
11	305270	0161	3/26/07	\$395,000	1040	190	8	2006	3	1313	N	N	6736 B MARY AVE NW
11	305270	0160	3/21/07	\$395,000	1040	190	8	2006	3	1314	N	N	6736 A MARY AVE NW
11	292270	1145	1/5/06	\$394,500	1050	200	8	1937	3	5700	N	N	8056 DIBBLE AVE NW
11	349130	0020	6/28/05	\$385,000	1090	200	8	1941	3	5461	N	N	7527 MARY AVE NW
11	672870	0235	5/17/06	\$520,000	1120	800	8	1901	5	4900	N	N	7024 CLEOPATRA PL NW
11	751900	2160	5/9/07	\$474,950	1120	200	8	2007	3	1258	N	N	607 NW 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	758970	0106	4/19/06	\$401,985	1130	0	8	1928	3	3760	N	N	1222 NW 80TH ST
11	046100	0755	3/30/05	\$400,000	1140	240	8	1939	3	4125	N	N	914 NW 73RD ST
11	751900	0339	8/4/06	\$450,000	1140	180	8	2003	3	1342	N	N	352 NW 76TH ST
11	292270	0535	8/17/06	\$389,500	1146	261	8	2006	3	1561	N	N	8321 B 8TH AVE NW
11	292270	1865	7/31/06	\$435,000	1150	300	8	1938	3	4390	N	N	815 NW 80TH ST
11	751900	2163	6/20/07	\$489,950	1160	200	8	2007	3	1332	N	N	605 A NW 77TH ST
11	751900	2162	5/9/07	\$489,950	1160	200	8	2007	3	1336	N	N	605 B NW 77TH ST
11	937630	1310	11/29/07	\$592,000	1280	0	8	1928	3	5000	N	N	8042 11TH AVE NW
11	937630	1310	3/5/07	\$575,000	1280	0	8	1928	3	5000	N	N	8042 11TH AVE NW
11	046100	0140	12/21/05	\$500,000	1300	800	8	1927	4	5245	N	N	7301 8TH AVE NW
11	305270	0397	10/4/05	\$380,127	1300	0	8	2005	3	1351	N	N	6734 ALONZO AVE NW
11	287710	2970	2/13/06	\$675,000	1310	1300	8	2005	3	5000	N	N	6743 2ND AVE NW
11	305270	0396	9/30/05	\$391,496	1320	0	8	2005	3	1350	N	N	6736 ALONZO AVE NW
11	305270	0419	10/26/07	\$400,000	1350	0	8	2007	3	1186	N	N	6724 B ALONZO AVE NW
11	305270	0475	9/4/07	\$449,950	1360	0	8	2007	3	1078	N	N	1408 B ALONZO AVE NW
11	305270	0463	6/21/07	\$449,950	1360	0	8	2007	3	1080	N	N	1412 B ALONZO AVE NW
11	305270	0422	5/18/07	\$435,000	1380	0	8	2007	3	1286	N	N	6722 B ALONZO AVE NW
11	305270	0474	6/1/07	\$469,950	1380	0	8	2007	3	1349	N	N	1408 A ALONZO AVE NW
11	305270	0421	6/20/07	\$430,000	1380	0	8	2007	3	1422	N	N	6722 A ALONZO AVE NW
11	305270	0464	8/20/07	\$464,950	1380	0	8	2007	3	1621	N	N	1412 A ALONZO AVE NW
11	937630	1260	11/9/05	\$434,500	1400	520	8	1928	3	5000	N	N	8018 11TH AVE NW
11	305270	0462	11/14/07	\$420,000	1400	0	8	2007	3	1349	N	N	1412 C ALONZO AVE NW
11	305270	0476	6/11/07	\$480,039	1400	0	8	2007	3	1616	N	N	1408 C ALONZO AVE NW
11	758920	0191	3/30/06	\$615,000	1410	0	8	1930	3	2650	N	N	8310 MARY AVE NW
11	046100	1770	3/30/05	\$569,900	1420	0	8	1919	5	2750	N	N	7356 13TH AVE NW
11	937630	0960	8/31/07	\$639,000	1430	0	8	1929	3	3250	N	N	1106 NW 83RD ST
11	305270	0438	2/27/06	\$409,000	1460	0	8	2005	3	1375	N	N	6714 B ALONZO AVE NW
11	305270	0439	2/27/06	\$409,000	1460	0	8	2005	3	1375	N	N	6714 A ALONZO AVE NW
11	305270	0460	6/1/07	\$519,950	1460	0	8	2007	3	1613	N	N	6702 ALONZO AVE NW
11	305270	0472	7/30/07	\$519,950	1460	0	8	2007	3	1614	N	N	6703 14TH AVE NW
11	305270	0461	6/1/07	\$519,950	1460	0	8	2007	3	1834	N	N	6700 ALONZO AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	305270	0473	5/26/07	\$519,950	1460	0	8	2007	3	1840	N	N	6701 14TH AVE NW
11	937630	0560	6/16/05	\$450,000	1470	0	8	1929	4	3333	N	N	8040 12TH AVE NW
11	292270	1600	4/6/06	\$479,950	1490	0	8	1930	3	3760	N	N	7734 9TH AVE NW
11	305270	0432	3/20/07	\$455,000	1500	0	8	2006	3	1290	N	N	6720 B ALONZO AVE NW
11	305270	0431	3/19/07	\$469,950	1500	0	8	2006	3	1482	N	N	6720 A ALONZO AVE NW
11	046100	4975	5/17/06	\$650,000	1510	0	8	1930	3	4500	N	N	7060 10TH AVE NW
11	046100	4310	5/8/06	\$599,950	1520	850	8	1931	5	5000	N	N	7032 12TH AVE NW
11	349130	0133	5/12/06	\$437,000	1540	0	8	1931	4	3315	N	N	1475 NW 80TH ST
11	937630	0695	12/21/07	\$446,000	1560	0	8	1985	3	2500	N	N	8013 11TH AVE NW
11	305270	0655	12/5/05	\$399,950	1560	0	8	2005	3	1338	N	N	6720 B 14TH AVE NW
11	305270	0645	10/24/05	\$399,500	1560	0	8	2005	3	1338	N	N	6724 B 14TH AVE NW
11	305270	0646	10/24/05	\$399,500	1560	0	8	2005	3	1338	N	N	6724 A 14TH AVE NW
11	305270	0656	12/14/05	\$399,500	1560	0	8	2005	3	1338	N	N	6720 A 14TH AVE NW
11	292270	1010	3/2/05	\$495,000	1590	0	8	1931	3	3850	N	N	8027 DIBBLE AVE NW
11	751900	1068	2/7/07	\$439,950	1600	0	8	2006	3	1431	N	N	7910 6TH AVE NW
11	751900	1069	1/10/07	\$439,950	1600	0	8	2006	3	1587	N	N	7908 6TH AVE NW
11	292270	2000	10/30/06	\$549,950	1620	600	8	1930	3	4470	N	N	7708 DIBBLE AVE NW
11	305270	0541	12/28/06	\$397,000	1620	0	8	2006	3	1396	N	N	6733 A 14TH AVE NW
11	305270	0542	12/28/06	\$392,950	1620	0	8	2006	3	1397	N	N	6733 B 14TH AVE NW
11	288010	1095	8/1/06	\$540,000	1640	510	8	1994	3	4165	N	N	6522 7TH AVE NW
11	305270	0430	4/26/07	\$534,950	1640	0	8	2006	3	1605	N	N	6718 ALONZO AVE NW
11	202870	0880	8/22/05	\$669,000	1660	0	8	1993	3	5300	N	N	6550 9TH AVE NW
11	774800	0020	5/25/05	\$495,000	1680	340	8	1934	4	5544	N	N	7523 MARY AVE NW
11	520010	0015	5/17/06	\$565,000	1690	0	8	1955	3	3760	N	N	1202 NW 65TH ST
11	305270	0647	11/16/05	\$430,000	1690	0	8	2005	3	2276	N	N	6726 14TH AVE NW
11	305270	0657	12/14/05	\$429,500	1690	0	8	2005	3	2276	N	N	6722 14TH AVE NW
11	287710	0071	3/17/05	\$681,000	1710	900	8	1924	5	4000	N	N	6533 GREENWOOD AVE N
11	046100	5575	6/27/07	\$520,000	1710	320	8	1929	3	3000	N	N	815 NW 73RD ST
11	305270	0440	2/27/06	\$445,000	1720	0	8	2005	3	2248	N	N	6716 ALONZO AVE NW
11	291920	0965	4/27/06	\$550,950	1750	0	8	1926	3	3840	N	N	123 N 83RD ST
11	937630	2090	4/27/06	\$555,000	1770	0	8	1931	3	5000	N	N	8010 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	162330	0040	3/7/06	\$522,500	1770	0	8	1996	3	2515	N	N	7024 4TH AVE NW
11	287710	2580	7/25/07	\$625,000	1820	700	8	1928	4	5000	N	N	6732 5TH AVE NW
11	305270	0540	11/15/06	\$499,950	1830	0	8	2006	3	2143	N	N	6735 14TH AVE NW
11	751900	1065	3/26/07	\$489,950	1840	0	8	2006	3	2172	N	N	7906 6TH AVE NW
11	305270	0395	10/5/05	\$489,000	1940	0	8	2005	3	2298	Y	N	6738 ALONZO AVE NW
11	287710	1110	12/13/07	\$597,000	1960	0	8	1912	5	5000	N	N	6550 3RD AVE NW
11	751900	0277	3/28/05	\$594,888	1960	570	8	2004	3	3126	N	N	316 NW 76TH ST
11	162330	0085	11/8/05	\$499,000	2050	0	8	1996	3	3000	N	N	310 NW 70TH ST
11	230140	0245	12/16/05	\$750,000	2060	300	8	2003	3	3700	N	N	7210 SYCAMORE AVE NW
11	424040	0110	3/16/07	\$877,850	2220	390	8	2006	3	4054	N	N	1211 NW 77TH ST
11	937630	0935	2/15/05	\$475,000	2230	0	8	2004	3	2500	N	N	8317 11TH AVE NW
11	937630	1075	4/21/05	\$549,950	2270	600	8	1992	3	3750	N	N	8346 11TH AVE NW
11	291970	0655	6/10/05	\$625,000	2510	0	8	1999	3	4800	N	N	619 NW 83RD ST
11	732190	0105	2/2/05	\$735,000	2590	640	8	1988	3	3500	N	N	6530 GREENWOOD AVE N
11	046100	0320	6/15/05	\$724,950	3075	0	8	2005	3	2750	N	N	7359 DIBBLE AVE NW
11	162380	0130	1/8/07	\$431,164	840	100	9	2007	3	789	N	N	603 B NW 75TH ST
11	162380	0129	3/2/07	\$415,000	840	100	9	2007	3	1013	N	N	605 A NW 75TH ST
11	162380	0131	4/3/07	\$440,165	880	110	9	2007	3	977	N	N	601 C NW 75TH ST
11	162380	0133	4/30/07	\$541,622	1260	80	9	2007	3	1359	N	N	7415 6TH AVE NW
11	162380	0132	4/16/07	\$529,990	1270	80	9	2007	3	1849	N	N	7413 D 6TH AVE NW
11	046100	2180	7/18/06	\$793,008	2080	560	9	2006	3	3749	N	N	7306 ALONZO AVE NW
11	046100	2175	5/16/06	\$779,000	2080	560	9	2006	3	3749	N	N	7308 ALONZO AVE NW
11	046100	1444	7/10/07	\$833,000	2170	640	9	2006	3	3009	N	N	7336 12TH AVE NW
11	046100	1444	8/1/06	\$745,000	2170	640	9	2006	3	3009	N	N	7336 12TH AVE NW
11	046100	1443	11/22/06	\$740,000	2170	640	9	2006	3	3009	N	N	7338 12TH AVE NW
11	349130	0212	3/30/06	\$860,000	2340	0	9	2006	3	5207	N	N	7543 14TH AVE NW
11	164650	2065	8/17/07	\$1,100,000	2390	1170	9	2007	3	6180	N	N	115 NW 78TH ST
11	291970	0910	2/5/07	\$749,950	2400	920	9	2006	3	3840	N	N	623 NW 82ND ST
11	287710	4230	7/5/07	\$1,285,000	2420	900	9	2002	3	4600	N	N	7015 1ST AVE NW
11	046100	4042	6/1/07	\$775,000	2530	960	9	2006	3	2998	N	N	7024 13TH AVE NW
11	046100	4040	2/1/07	\$849,950	2590	1060	9	2006	3	5039	N	N	7028 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(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
11	530910	0936	6/25/07	\$929,895	2650	900	9	2007	3	4280	N	N	6516 11TH AVE NW
11	046100	0620	12/7/06	\$899,000	2670	510	9	2006	3	4000	N	N	7353 9TH AVE NW
11	937630	1140	8/24/05	\$753,300	2780	180	9	2005	3	4500	N	N	8341 10TH AVE NW
11	046100	1445	10/11/06	\$865,000	2790	850	9	2006	3	3975	N	N	7334 12TH AVE NW
11	046100	5075	3/20/07	\$885,000	2900	0	9	2006	3	5000	N	N	7023 DIBBLE AVE NW
11	530910	0130	9/29/05	\$706,200	2910	880	9	2005	3	5350	N	N	6715 9TH AVE NW
11	751900	2510	9/20/06	\$830,000	2930	900	9	2006	3	3860	N	N	651 NW 76TH ST
11	530910	0140	9/29/05	\$725,000	3030	0	9	2005	3	3745	N	N	6709 9TH AVE NW
11	937630	2145	4/23/07	\$985,000	3140	350	9	2005	3	6500	N	N	8038 10TH AVE NW
11	937630	2145	3/7/06	\$890,000	3140	350	9	2005	3	6500	N	N	8038 10TH AVE NW
11	200120	0110	6/13/05	\$905,000	2515	1115	10	2005	3	4000	Y	N	134 NW 74TH ST
11	287710	0665	6/6/06	\$1,249,950	3540	0	10	2005	3	5000	Y	N	6530 SYCAMORE AVE NW

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012300	0225	4/22/05	\$320,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	017000	0105	10/4/05	\$408,275	IMP CHARACTERISTICS CHANGED SINCE SALE
2	017000	0110	8/28/07	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	045200	0020	3/23/05	\$261,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	045200	0270	3/9/06	\$690,000	OBSOLESCENCE>0
2	045200	0290	11/14/07	\$370,000	OBSOLESCENCE>0
2	045200	0565	4/4/07	\$621,000	OBSOLESCENCE>0
2	045200	0600	9/19/07	\$450,000	TEARDOWN SALE
2	045200	0610	9/19/07	\$450,000	TEARDOWN SALE
2	045200	0610	6/24/05	\$343,375	OBSOLESCENCE>0
2	045200	0730	4/25/06	\$575,000	OBSOLESCENCE>0
2	045200	0785	2/14/05	\$550,000	OBSOLESCENCE>0
2	045200	1065	8/30/05	\$709,000	OBSOLESCENCE>0
2	045200	1330	2/13/06	\$495,000	SEGREGATION AND/OR MERGER
2	045200	1390	11/6/06	\$512,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	045200	1475	2/15/06	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	045200	1855	1/21/05	\$82,212	CORPORATE AFFILIATES
2	045200	1855	1/21/05	\$9,135	PARTIAL INTEREST
2	045200	1920	3/10/05	\$255,000	TEARDOWN SALE
2	047500	0006	4/26/06	\$515,000	TEARDOWN SALE
2	047500	0006	2/21/06	\$360,000	TEARDOWN SALE
2	047500	0035	9/27/05	\$411,000	TEARDOWN SALE
2	047500	0480	2/15/06	\$451,000	UNFINISHED AREA>0
2	047500	0529	1/30/06	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	047500	1105	5/26/06	\$599,000	UNFINISHED AREA>0
2	047500	1105	12/27/05	\$360,000	UNFINISHED AREA>0
2	047500	1275	11/14/06	\$611,500	EXEMPT FROM EXCISE TAX
2	047500	1440	6/26/05	\$211,472	RELATED PARTY, FRIEND, OR NEIGHBOR
2	099900	0245	8/23/05	\$435,000	MORE THAN 1 IMP
2	122503	9012	9/11/06	\$506,000	TEARDOWN SALE
2	122503	9020	10/24/06	\$178,620	QUIT CLAIM DEED
2	122503	9029	7/25/05	\$420,000	TEARDOWN SALE
2	122503	9032	9/21/05	\$397,500	TEARDOWN SALE
2	122503	9033	3/28/07	\$530,000	OBSOLESCENCE>0
2	122503	9039	8/30/06	\$675,000	TEARDOWN SALE
2	198220	0140	9/12/07	\$775,000	DATA DOES NOT MATCH SALE
2	198220	0250	10/3/07	\$391,950	MORE THAN 1 IMP
2	198220	0305	9/14/06	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	198220	0390	7/19/06	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	198220	0520	10/19/06	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198220	0655	3/27/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	198220	0660	9/8/05	\$459,950	TEARDOWN SALE
2	198220	0870	2/24/06	\$272,000	TEARDOWN SALE
2	198220	1275	4/11/05	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	198220	1300	8/22/05	\$350,000	UNFINISHED AREA>0

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	198220	1440	12/20/05	\$380,000	UNFINISHED AREA>0
2	198220	1480	9/13/05	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	198220	1571	4/8/05	\$335,000	OBSOLESCENCE>0
2	251600	0230	1/27/06	\$475,000	DATA DOES NOT MATCH SALE
2	251600	0260	6/27/06	\$400,000	TEARDOWN SALE
2	251600	0260	11/14/07	\$585,000	MORE THAN 1 IMP
2	251600	0590	11/9/06	\$100,000	QUIT CLAIM DEED
2	276760	0640	3/30/05	\$375,000	TEARDOWN SALE
2	276760	0641	4/11/05	\$345,000	TEARDOWN SALE
2	276760	0685	8/26/05	\$525,500	MORE THAN 1 IMP
2	276770	4217	10/16/07	\$439,950	PERCENT COMPLETE<100
2	276770	4218	11/28/07	\$415,000	PERCENT COMPLETE<100
2	276770	4220	4/18/05	\$480,000	TEARDOWN SALE
2	276770	4220	11/19/07	\$417,500	ACTIVE PERMIT BEFORE SALE>25,000
2	276770	4225	6/2/05	\$485,000	TEARDOWN SALE
2	276770	4225	11/6/07	\$409,950	ACTIVE PERMIT BEFORE SALE>25,000
2	276770	4250	5/10/06	\$645,000	TEARDOWN SALE
2	276770	4285	9/27/05	\$550,000	TEARDOWN SALE
2	276770	4362	3/14/06	\$400,000	RELOCATION - SALE BY SERVICE
2	276770	4470	2/7/05	\$460,000	NON-REPRESENTATIVE SALE
2	276770	4506	8/14/06	\$355,000	DATA DOES NOT MATCH SALE
2	276770	4645	11/29/05	\$585,000	TEARDOWN SALE
2	276770	4646	12/13/07	\$417,000	PERCENT COMPLETE<100
2	276770	4647	12/5/07	\$418,000	PERCENT COMPLETE<100
2	276770	4649	3/17/05	\$485,000	TEARDOWN SALE
2	276770	4675	6/27/05	\$555,000	TEARDOWN SALE
2	276770	4775	7/18/07	\$670,000	TEARDOWN SALE
2	276770	4950	10/20/07	\$198,904	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276770	5010	7/9/07	\$587,000	RELOCATION - SALE BY SERVICE
2	276780	0055	9/13/07	\$510,000	MORE THAN 1 IMP
2	276780	0125	5/31/06	\$275,000	TEARDOWN SALE
2	276780	0125	6/26/07	\$641,000	ACTIVE PERMIT BEFORE SALE>25,000
2	276780	0131	11/9/06	\$401,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276780	0140	4/15/05	\$369,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276780	0145	6/7/06	\$305,501	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276790	0040	3/26/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276790	0095	7/26/06	\$441,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276790	0440	10/13/06	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276790	0840	4/27/06	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276800	0025	3/31/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276800	0430	9/15/05	\$441,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276810	0090	11/6/07	\$620,000	DATA DOES NOT MATCH SALE
2	276810	0185	9/13/07	\$563,000	TEARDOWN SALE
2	276810	0185	8/30/06	\$500,000	TEARDOWN SALE
2	276810	0190	10/25/05	\$400,000	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276810	0205	2/15/07	\$625,000	OBSOLESCENCE>0
2	276810	0218	8/8/06	\$412,000	CORPORATE AFFILIATES
2	276810	0500	7/21/05	\$450,950	OBSOLESCENCE>0
2	276810	0515	5/12/05	\$380,000	TEARDOWN SALE
2	276810	0520	5/6/05	\$380,000	TEARDOWN SALE
2	276810	0640	3/8/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276810	0720	8/14/07	\$475,000	DATA DOES NOT MATCH SALE
2	276820	0090	7/18/06	\$650,000	OBSOLESCENCE>0
2	276820	0210	12/21/05	\$500,000	OBSOLESCENCE>0
2	276830	0655	6/15/06	\$440,000	MORE THAN 1 IMP
2	276830	0655	6/14/05	\$340,000	MORE THAN 1 IMP
2	276830	0675	11/20/06	\$689,000	OBSOLESCENCE>0
2	276830	0680	5/8/06	\$525,000	TEARDOWN SALE
2	276830	0680	10/22/07	\$515,000	ACTIVE PERMIT BEFORE SALE>25,000
2	276830	0685	5/8/06	\$525,000	TEARDOWN SALE
2	276830	0690	5/8/06	\$660,000	TEARDOWN SALE
2	276830	0715	4/11/07	\$550,000	PREVIOUS IMP VALUE<=25,000
2	276830	0731	8/21/06	\$500,000	TEARDOWN SALE
2	276830	0736	11/1/06	\$500,000	OBSOLESCENCE>0
2	276830	1190	6/14/06	\$785,000	OBSOLESCENCE>0
2	276830	1205	5/17/05	\$655,000	OBSOLESCENCE>0
2	276830	1245	1/30/07	\$500,000	TEARDOWN SALE
2	276830	1280	12/6/07	\$517,500	OBSOLESCENCE>0
2	276830	1280	10/5/07	\$480,000	OBSOLESCENCE>0
2	276830	1325	8/26/05	\$692,500	TEARDOWN SALE
2	276830	1350	11/27/06	\$495,000	OBSOLESCENCE>0
2	276830	1355	6/15/06	\$440,000	TEARDOWN SALE
2	276830	1355	6/14/05	\$320,000	MORE THAN 1 IMP
2	276830	1365	3/25/05	\$452,000	OBSOLESCENCE>0
2	276830	1430	1/16/07	\$449,888	PERCENT COMPLETE<100
2	276830	1525	9/25/06	\$310,000	TEARDOWN SALE
2	276830	1525	12/24/07	\$440,000	ACTIVE PERMIT BEFORE SALE>25,000
2	276830	1530	5/25/07	\$375,000	TEARDOWN SALE
2	276830	1715	10/11/06	\$484,000	TEARDOWN SALE
2	276830	1720	10/5/06	\$449,000	MORE THAN 1 IMP
2	276830	1730	2/23/07	\$450,000	PREVIOUS IMP VALUE<=25,000
2	276830	2140	6/28/07	\$425,000	PREVIOUS IMP VALUE<=25,000
2	276960	0330	6/14/07	\$481,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276960	0415	2/27/06	\$333,500	EXEMPT FROM EXCISE TAX
2	276960	0505	2/1/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	0945	4/29/05	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	0975	8/31/05	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	276960	1095	4/8/05	\$339,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	1135	2/6/07	\$489,000	DATA DOES NOT MATCH SALE
2	276960	1455	8/3/06	\$465,000	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276960	1715	11/18/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	1850	6/29/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	1860	3/15/07	\$575,000	TEARDOWN SALE
2	276960	1970	7/26/05	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	2465	12/28/05	\$240,000	DIAGNOSTIC OUTLIER
2	276960	2575	6/24/05	\$345,000	SEGREGATION AND/OR MERGER
2	276960	2815	4/4/05	\$311,000	EXEMPT FROM EXCISE TAX
2	441310	0225	10/19/05	\$403,000	OBSOLESCENCE>0
2	744200	0075	6/23/06	\$397,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	744200	0080	9/6/06	\$785,000	OBSOLESCENCE>0
2	930730	0065	4/20/06	\$212,068	NON-REPRESENTATIVE SALE
11	012503	9058	10/30/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	012503	9065	2/2/05	\$330,000	OBSOLESCENCE>0
11	045800	0240	10/19/07	\$795,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	046100	0120	7/7/05	\$375,000	RELOCATION - SALE BY SERVICE
11	046100	1260	2/9/05	\$347,500	RELOCATION - SALE BY SERVICE
11	046100	1445	3/15/05	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	046100	1645	4/25/06	\$399,995	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	1725	8/31/07	\$530,000	UNFINISHED AREA>0
11	046100	1725	2/14/07	\$485,000	UNFINISHED AREA>0
11	046100	2065	11/30/06	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	2175	3/9/05	\$400,000	TEARDOWN SALE
11	046100	2380	10/10/05	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	2551	6/27/05	\$234,750	SEGREGATION AND/OR MERGER
11	046100	2920	8/28/07	\$452,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	046100	3249	9/9/06	\$436,000	RELOCATION - SALE BY SERVICE
11	046100	3325	10/31/05	\$351,500	UNFINISHED AREA>0
11	046100	3615	8/23/05	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	046100	3775	8/15/06	\$428,000	UNFINISHED AREA>0
11	046100	4040	8/24/05	\$570,000	TEARDOWN SALE
11	046100	4465	12/1/07	\$65,105	PARTIAL INTEREST
11	046100	4810	7/19/06	\$603,000	UNFINISHED AREA>0
11	046100	4840	11/13/06	\$299,000	TEARDOWN SALE
11	046100	5075	1/27/05	\$300,000	TEARDOWN SALE
11	046100	5405	3/21/07	\$365,000	1031 TRADE
11	162330	0195	9/28/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	162330	0260	3/30/06	\$405,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	162330	0370	3/7/05	\$335,000	EXEMPT FROM EXCISE TAX
11	162330	0450	8/5/05	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	162330	0601	9/12/06	\$425,000	UNFINISHED AREA>0
11	162380	0125	2/9/07	\$572,500	DATA DOES NOT MATCH SALE
11	162380	0130	7/29/05	\$630,000	TEARDOWN SALE
11	164650	0255	3/30/05	\$377,000	UNFINISHED AREA>0
11	164650	0365	5/31/06	\$124,231	QUIT CLAIM DEED
11	164650	0475	2/9/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	164650	0640	6/6/07	\$680,000	SEGREGATION AND/OR MERGER
11	164650	2490	2/2/06	\$400,000	TEARDOWN SALE
11	164650	2620	7/11/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	200170	0030	3/30/05	\$100,000	QUIT CLAIM DEED
11	200170	0030	7/8/05	\$535,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	200170	0050	9/11/07	\$300,000	QUIT CLAIM DEED
11	202870	0360	10/23/07	\$630,500	DATA DOES NOT MATCH SALE
11	202870	0360	10/23/07	\$630,500	RELOCATION - SALE BY SERVICE
11	202870	0426	7/7/05	\$390,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	202870	0435	11/17/05	\$151,620	QUIT CLAIM DEED
11	202870	0575	7/24/06	\$425,000	SEGREGATION AND/OR MERGER
11	202870	0575	12/4/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	202870	1125	6/24/05	\$184,475	PARTIAL INTEREST
11	230140	0120	9/27/05	\$417,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	230140	0275	4/9/07	\$535,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	230140	0495	3/11/05	\$103,896	QUIT CLAIM DEED
11	230140	0550	9/7/07	\$885,000	DATA DOES NOT MATCH SALE
11	230140	0750	11/11/05	\$400,000	TEARDOWN SALE
11	287710	1081	10/14/05	\$348,300	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	1445	8/9/07	\$405,652	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	287710	1786	9/17/07	\$565,000	RELOCATION - SALE BY SERVICE
11	287710	2476	7/12/07	\$359,000	UNFINISHED AREA>0
11	287710	2741	8/26/05	\$275,000	NON-REPRESENTATIVE SALE
11	287710	3011	4/25/05	\$74,355	PARTIAL INTEREST
11	287710	3745	3/13/07	\$923,600	UNFINISHED AREA>0
11	287710	4050	5/25/05	\$538,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	4220	4/10/07	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	287710	4290	4/3/06	\$488,000	RELOCATION - SALE BY SERVICE
11	288010	0140	5/30/07	\$670,000	TEARDOWN SALE
11	288010	0140	10/18/06	\$535,000	TEARDOWN SALE
11	288010	0230	9/15/05	\$175,000	EXEMPT FROM EXCISE TAX
11	288010	1020	6/5/07	\$615,000	CHANGE OF USE
11	288010	1085	12/18/07	\$410,000	QUIT CLAIM DEED
11	291920	0295	7/24/07	\$448,591	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291920	0495	7/19/06	\$292,000	TEARDOWN SALE
11	291920	0625	8/26/05	\$103,400	QUIT CLAIM DEED
11	291920	1335	9/12/07	\$335,000	UNFINISHED AREA>0
11	291920	1355	6/26/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291970	0110	8/15/06	\$850,000	TEARDOWN SALE
11	291970	0135	9/20/05	\$250,000	NON-REPRESENTATIVE SALE
11	291970	0235	9/2/05	\$475,000	UNFINISHED AREA>0
11	291970	0860	5/16/06	\$156,400	DOR RATIO
11	291970	0910	2/7/05	\$252,860	DOR RATIO
11	291970	1000	5/2/07	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291970	1150	6/12/07	\$463,250	DATA DOES NOT MATCH SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	291970	1415	5/25/06	\$150,000	DOR RATIO
11	291970	1425	7/25/05	\$334,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	291970	1435	4/17/06	\$340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	291970	1600	9/28/05	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	292170	0110	2/17/05	\$349,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292270	0425	9/23/05	\$367,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	292270	0460	11/21/05	\$485,500	UNFINISHED AREA>0
11	292270	0500	6/13/07	\$162,334	PARTIAL INTEREST
11	292270	0535	7/22/05	\$438,000	TEARDOWN SALE
11	292270	0540	10/16/06	\$605,000	TEARDOWN SALE
11	292270	1965	12/7/07	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	292270	2075	12/5/05	\$115,601	RELATED PARTY, FRIEND, OR NEIGHBOR
11	305270	0158	6/7/07	\$99,311	RELATED PARTY, FRIEND, OR NEIGHBOR
11	305270	0160	8/21/05	\$500,000	TEARDOWN SALE
11	305270	0215	11/27/06	\$540,000	TEARDOWN SALE
11	305270	0235	2/14/06	\$580,000	TEARDOWN SALE
11	305270	0245	11/6/07	\$640,000	OBSOLESCENCE>0
11	305270	0245	6/22/05	\$524,950	OBSOLESCENCE>0
11	305270	0320	3/11/05	\$467,000	OBSOLESCENCE>0
11	305270	0340	9/9/05	\$444,000	TEARDOWN SALE
11	305270	0420	12/28/05	\$417,500	TEARDOWN SALE
11	305270	0430	12/28/05	\$417,500	TEARDOWN SALE
11	305270	0450	6/13/05	\$380,000	TEARDOWN SALE
11	305270	0452	10/11/07	\$485,500	PERCENT COMPLETE<100
11	305270	0460	8/15/05	\$665,000	TEARDOWN SALE
11	305270	0475	6/24/05	\$650,000	TEARDOWN SALE
11	305270	0510	11/26/07	\$600,000	OBSOLESCENCE>0
11	305270	0540	7/21/05	\$350,000	SEGREGATION AND/OR MERGER
11	305270	0605	10/21/05	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	305270	0605	12/14/07	\$430,000	ACTIVE PERMIT BEFORE SALE>25,000
11	305270	0606	10/17/07	\$379,500	PERCENT COMPLETE<100
11	305270	0685	8/10/05	\$430,000	OBSOLESCENCE>0
11	305270	0920	2/2/05	\$447,000	OBSOLESCENCE>0
11	305270	0975	10/20/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	305270	0980	9/11/07	\$485,000	UNFINISHED AREA>0
11	305270	0980	8/23/06	\$405,000	UNFINISHED AREA>0
11	305270	0995	3/1/06	\$463,330	UNFINISHED AREA>0
11	349130	0007	7/19/07	\$257,782	PARTIAL INTEREST
11	349130	0212	4/14/05	\$299,500	TEARDOWN SALE
11	349130	0235	7/21/05	\$436,000	UNFINISHED AREA>0
11	417210	0060	7/12/06	\$429,950	RELOCATION - SALE BY SERVICE
11	424040	0160	5/24/05	\$413,180	IMP CHARACTERISTICS CHANGED SINCE SALE
11	430570	0015	6/16/05	\$400,000	UNFINISHED AREA>0
11	530910	0866	3/22/05	\$321,000	TEARDOWN SALE
11	530910	0920	1/12/06	\$295,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	530910	0936	3/24/06	\$307,500	TEARDOWN SALE
11	530910	0985	3/22/06	\$499,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	530910	1200	5/25/07	\$108,745	QUIT CLAIM DEED
11	544530	0030	5/17/06	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	672870	0005	12/30/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	732190	0035	11/1/07	\$226,000	QUIT CLAIM DEED
11	751900	0365	1/4/07	\$207,000	QUIT CLAIM DEED
11	751900	0625	12/23/05	\$160,000	NON-REPRESENTATIVE SALE
11	751900	0645	6/20/06	\$359,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	751900	0670	3/24/06	\$481,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	751900	0795	9/1/05	\$405,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	751900	0947	7/25/06	\$517,000	UNFINISHED AREA>0
11	751900	1065	9/28/05	\$381,000	TEARDOWN SALE
11	751900	1165	12/22/06	\$129,500	RELATED PARTY, FRIEND, OR NEIGHBOR
11	751900	1500	7/14/06	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	751900	2160	12/28/05	\$600,000	TEARDOWN SALE
11	751900	2510	4/6/05	\$265,000	DOR RATIO
11	758920	0191	3/14/05	\$379,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	758920	0195	4/26/06	\$379,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	758970	0074	5/20/06	\$171,700	QUIT CLAIM DEED
11	937630	0595	11/29/05	\$355,000	UNFINISHED AREA>0
11	937630	0850	2/23/07	\$1,216,000	TEARDOWN SALE
11	937630	0850	6/22/06	\$1,000,000	MORE THAN 1 IMP
11	937630	1110	10/24/07	\$458,000	OBSOLESCENCE>0
11	937630	1180	9/29/05	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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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Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

<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