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## Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: East Central Shoreline/89

Previous Physical Inspection: 2003

### Sales - Improved Summary:

Number of Sales: 557

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$136,400	\$177,500	\$313,900	\$356,300	88.1%	12.21%
2008 Value	\$170,500	\$184,200	\$354,700	\$356,300	99.6%	10.61%
Change	+\$34,100	+\$6,700	+\$40,800		+11.5%	-1.60%
% Change	+25.0%	+3.8%	+13.0%		+13.1%	-13.10%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.6% and -13.10% actually represent an improvement.

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

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2007 Value		\$138,700	\$175,700	\$314,400
2008 Value		\$172,400	\$179,200	\$351,600
Percent Change		+24.3%	+2.0%	+11.8%

Number of improved Parcels in the Population: 4133

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

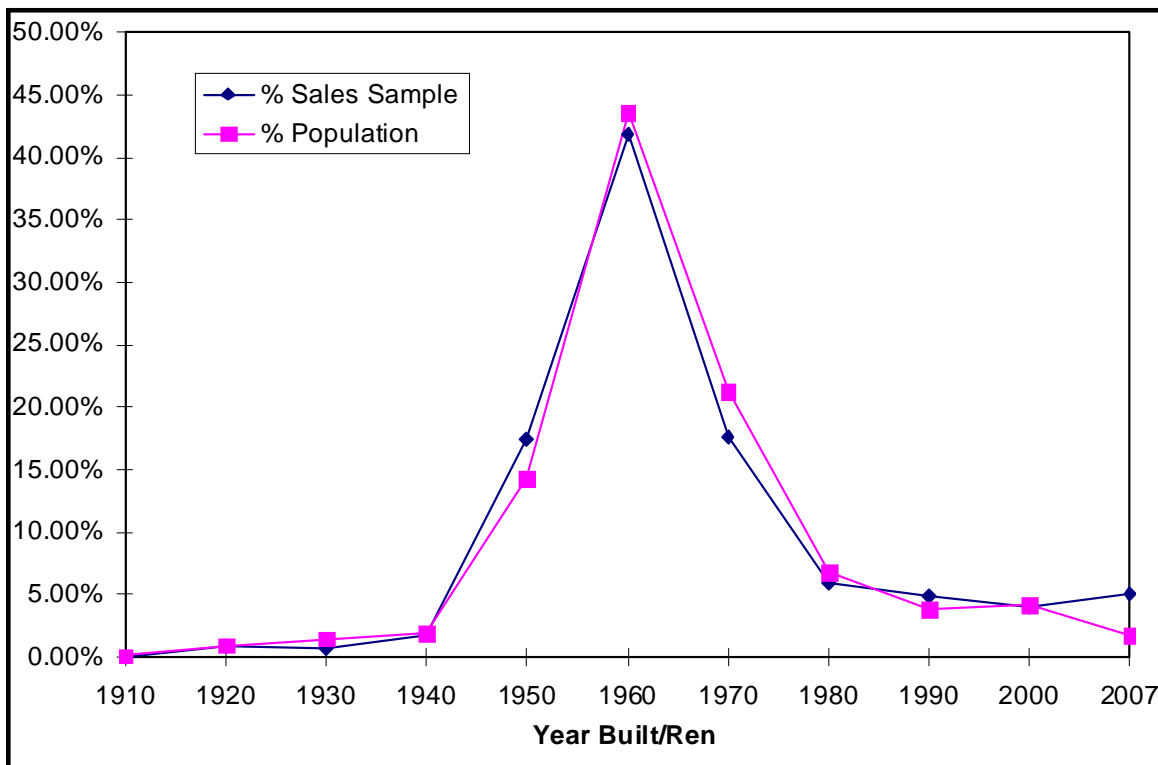
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	0.90%
1930	4	0.72%
1940	10	1.80%
1950	97	17.41%
1960	233	41.83%
1970	98	17.59%
1980	33	5.92%
1990	27	4.85%
2000	22	3.95%
2007	28	5.03%
	557	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.10%
1920	38	0.92%
1930	61	1.48%
1940	79	1.91%
1950	589	14.25%
1960	1801	43.58%
1970	880	21.29%
1980	280	6.77%
1990	158	3.82%
2000	171	4.14%
2007	72	1.74%
	4133	

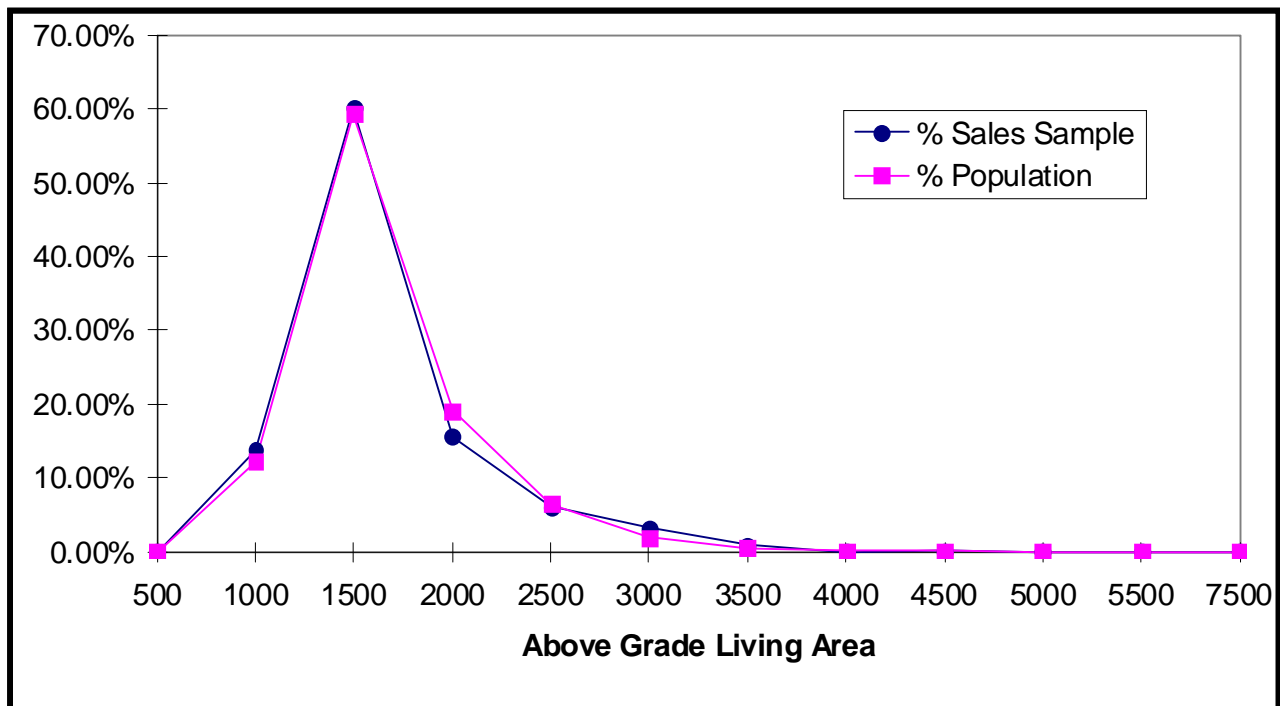


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	77	13.82%
1500	335	60.14%
2000	87	15.62%
2500	34	6.10%
3000	18	3.23%
3500	5	0.90%
4000	0	0.00%
4500	1	0.18%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	557	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	506	12.24%
1500	2453	59.35%
2000	791	19.14%
2500	268	6.48%
3000	80	1.94%
3500	23	0.56%
4000	7	0.17%
4500	3	0.07%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4133	

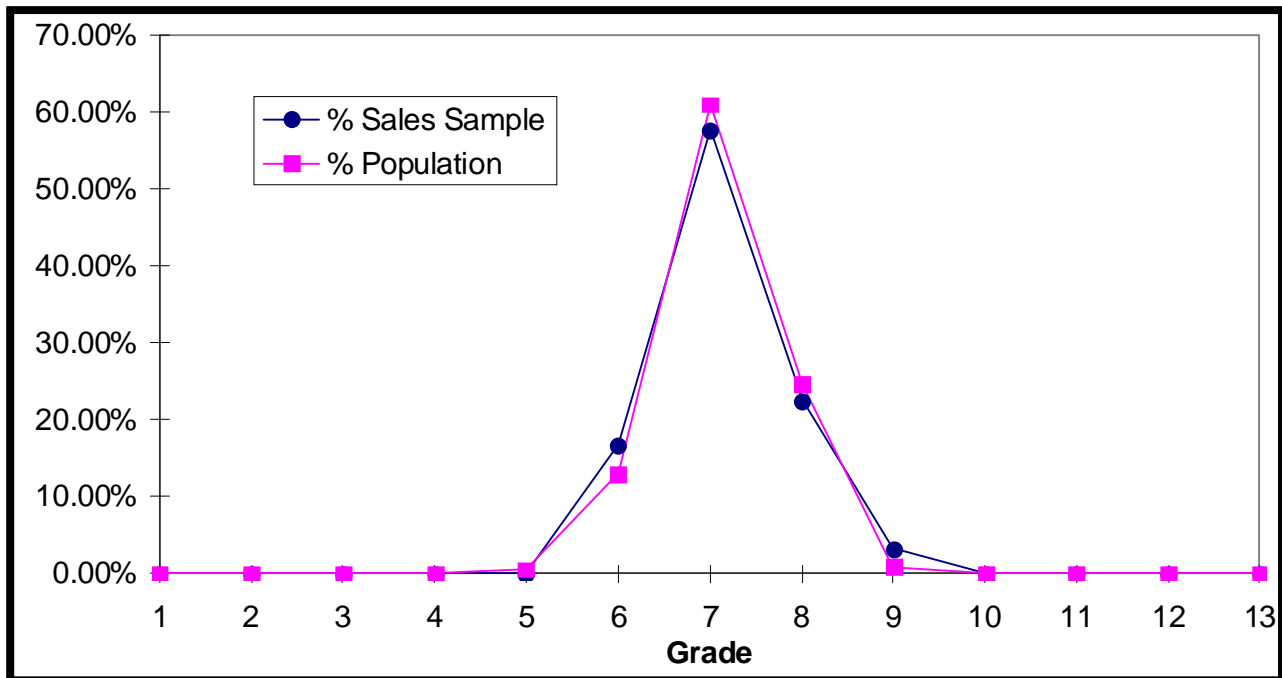


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

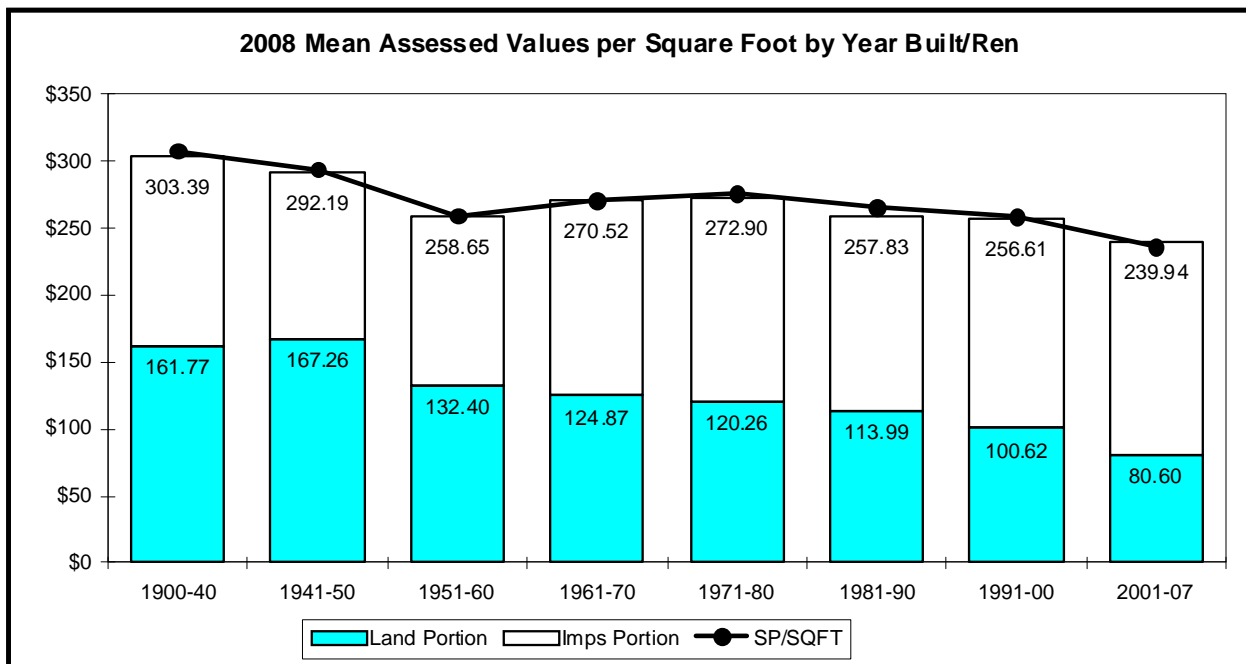
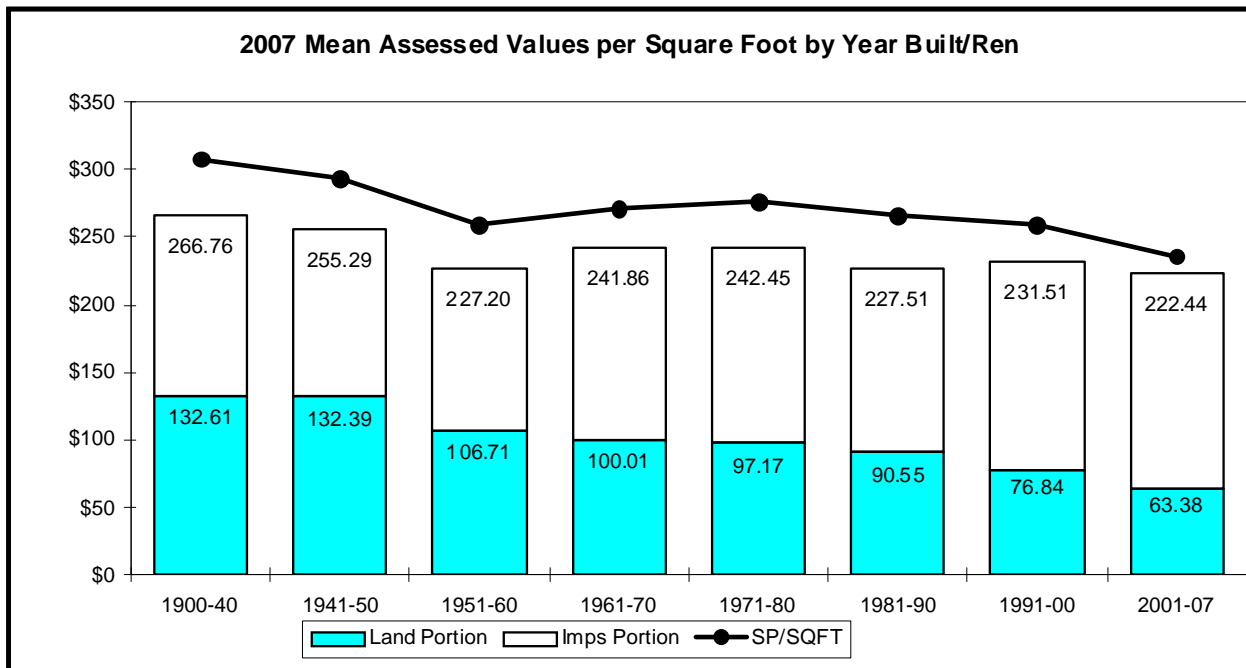
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	93	16.70%
7	321	57.63%
8	125	22.44%
9	18	3.23%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
557		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	23	0.56%
6	537	12.99%
7	2519	60.95%
8	1015	24.56%
9	38	0.92%
10	1	0.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4133		



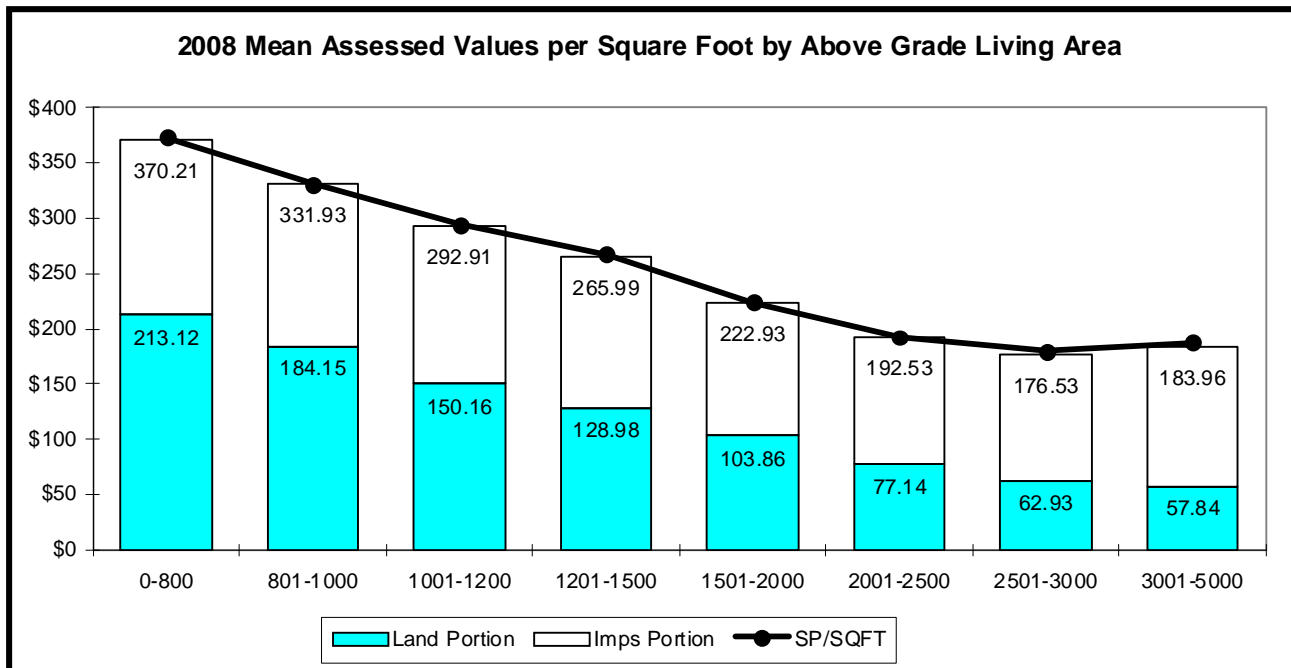
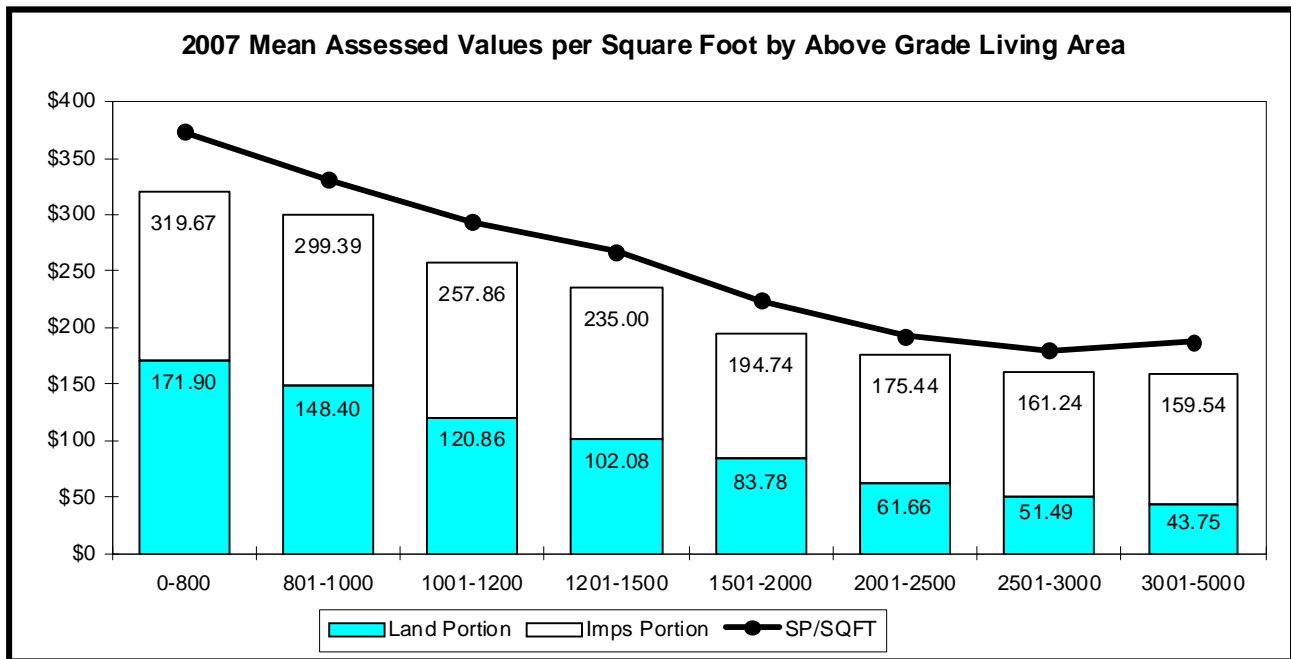
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



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

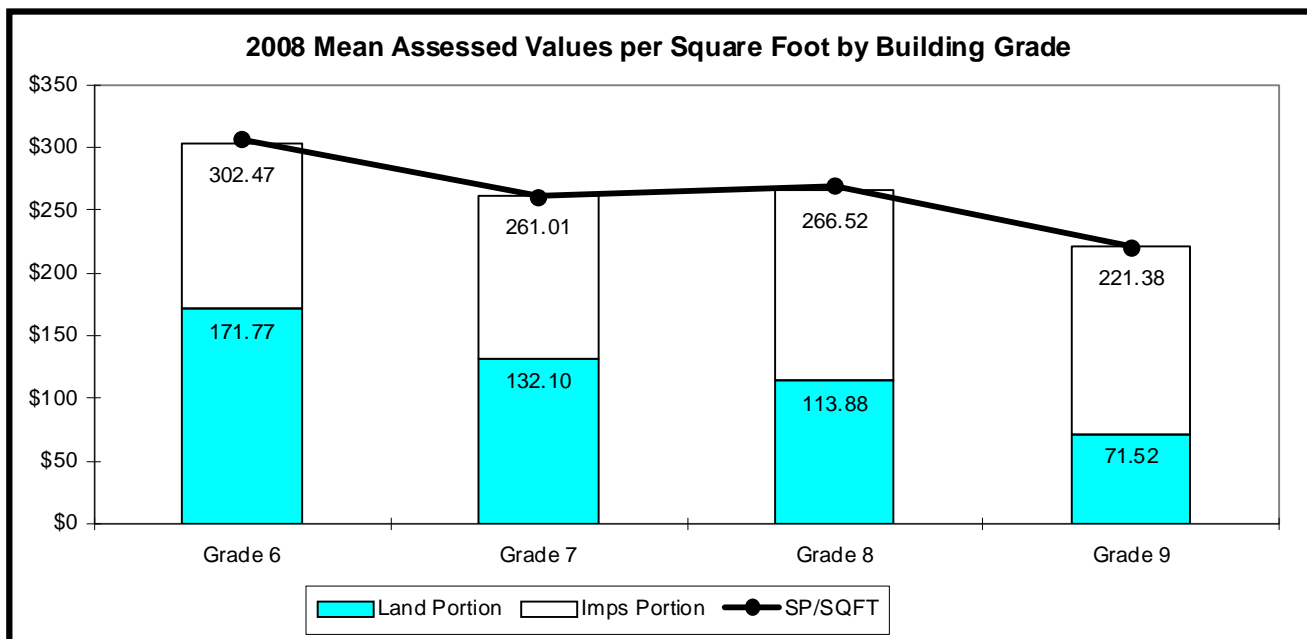
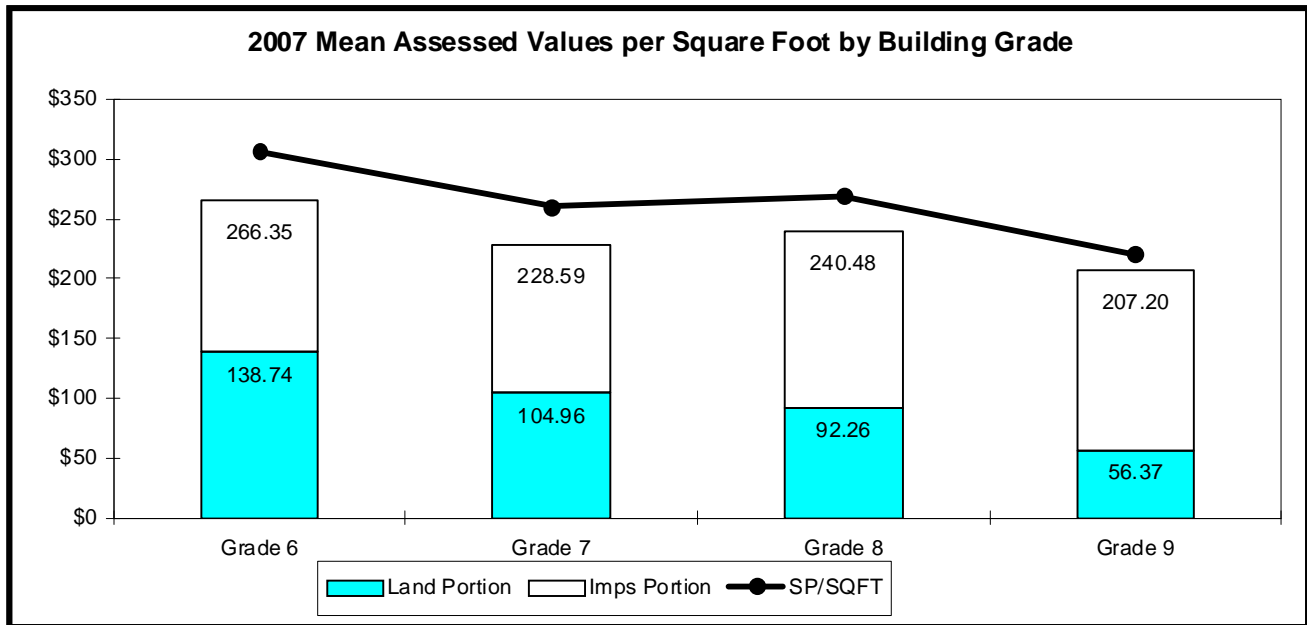
## Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area



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

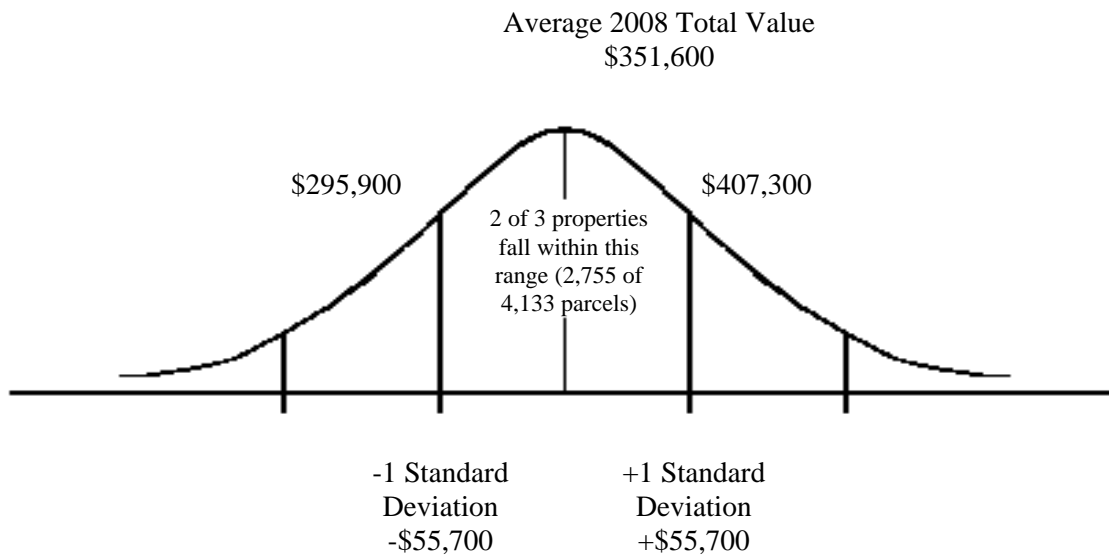


### Comparison of 2007 and 2008 Per Square Foot Values by Grade



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

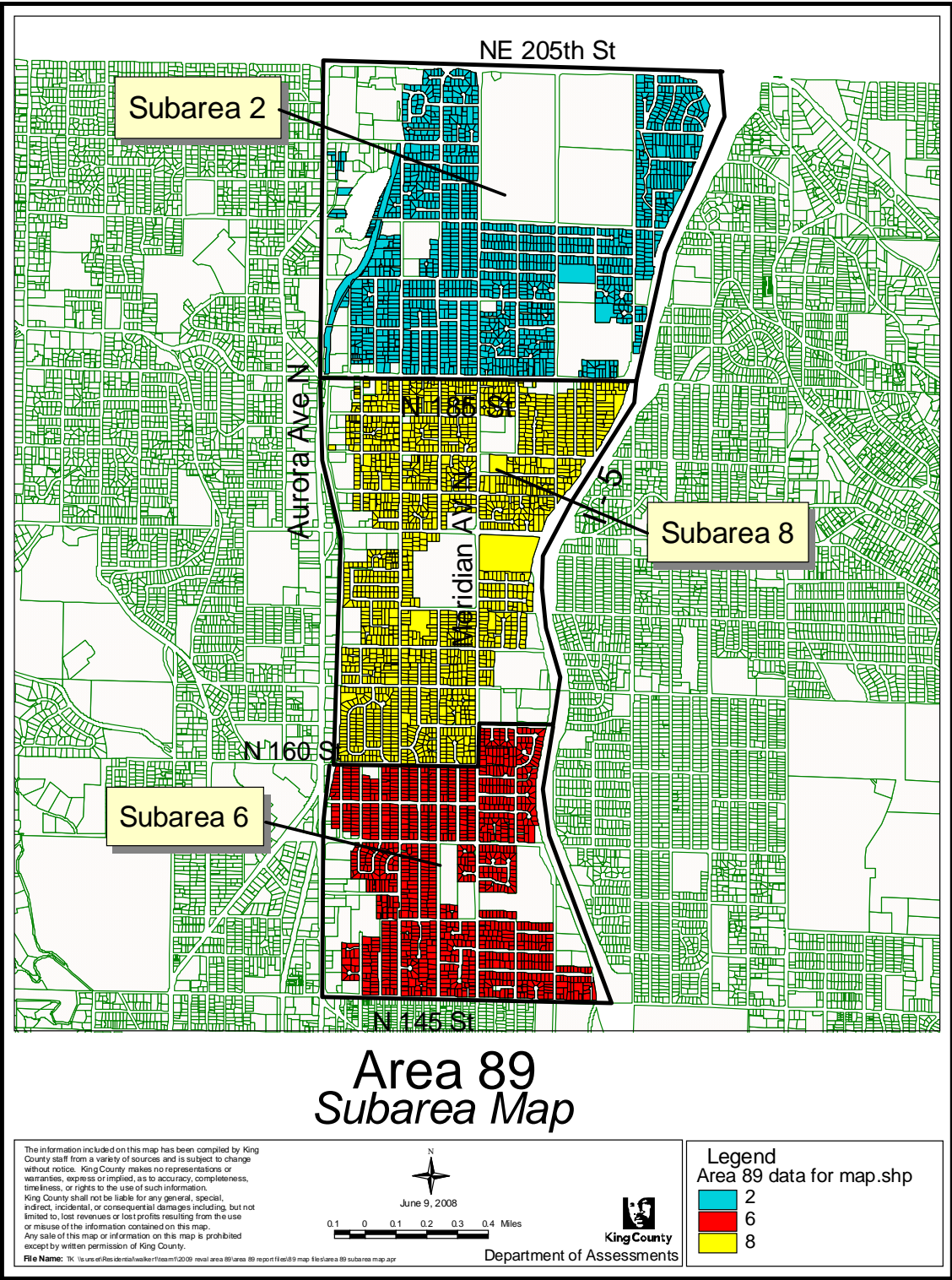
### ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

# Area Map



## **Analysis Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: 06/04/2008***

### ***Highest and Best Use Analysis***

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 12/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: East Central Shoreline

### **Boundaries:**

The north is bordered by the Snohomish County line, which is North 205<sup>th</sup> Street. The eastern boundary is Interstate-5; the southern boundary is North 145<sup>th</sup> street and the western boundary is Aurora Avenue aka Highway 99.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 89 is located north of the Seattle City Limit boundaries and has annexed from Unincorporated King County to the City of Shoreline which now governs all zoning issues. This area consists of primarily platted parcels with a predominance of grades 6 through 8 improvements. The majority of the homes were built between 1940 and 1970 with an increase in the number of new improvements built since the late 1990's, resulting from segregations of the larger lots. The total population count for this area is 4133 parcels of which 4115 are improved and 18 are vacant. Aurora Village Shopping Center is located at the northwest end of Area 89, as well as, other commercial properties all along Aurora Avenue. Aurora Square shopping center is located at the south end of Aurora Avenue at Westminster Way N. Several small parks are located in the area including Echo Lake with public access.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.21% to 10.61%.

### ***Scope of Data***

#### **Land Value Data:**

Vacant sales from 1/2005 to 12/2007 were given primary consideration for valuing land. All land sales were verified by field review and additionally, buyer and seller contacted when possible.

#### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or Oseller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report.

Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 4,133 parcels in area 89, most of which are improved single family residences. There were 10 vacant sales available which were used to develop the land model. The land model was applied to all parcels with additional attention paid to large, potentially sub-dividable lots, which seemed to be a trend considering the number of segregations performed.

The predominant factors influencing land value in this area were location, lot size, current use, zoning, and highest and best use as if vacant. Attention was given to deviations from the typical building site, such as known easements, topography, traffic noise and other nuisances such as proximity to commercial influences, schools, cemeteries and community centers.

Medium to large sites, where short platting is typical, were valued based on zoning and number of sites allowed for development. Many of the short-platted sites are being developed for townhomes.

Three impacted neighborhoods had been identified. Neighborhood 1 is close to I-5 and includes the Metro Bus Barn. Neighborhood 2 is located close to I-5, much of which has freeway noise. Neighborhood 3, with excessive commercial influence is located just east of Aurora Ave.

One small lake is located in Subarea 2, Echo Lake, with only 14 properties having frontage. There were 2 current waterfront sales; not enough to develop a specific model for waterfront. Therefore, the properties on Echo Lake were valued based on standard lot value plus an incremental value per front foot.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

### Area 89 Base Land Value

**Standard lots with R-6 or R-8 zoning: 5,000 to 8,000 sq ft = \$170,000 base land value (BLV)**

#### Adjustments for Lot Size:

<5,000 sq ft	$BLV - (5,000 - \text{lot sq ft}) \times \$10$
8,000 to 16,000 sq ft	$BLV + > 8,000 \times \$10$
> 16,000	$BLV + > 16,000 \times \$5$

#### Examples

4,200 Sq ft lot:	$(\$170,000 - ((5,000 - 4,200) \times \$10) = \$162,000$
19,300 Sq ft lot:	$(\$170,000 + ((16,000 - 8,000) \times \$10) + ((19,300 - 16,000) \times \$5) = \$266,500$
<i>Then truncate to nearest \$1,000 = \$266,000.</i>	

#### Impacted Neighborhood Adjustments

Neighborhood 1	-\$10,000
Neighborhood 2	- \$5,000
Neighborhood 3	- \$5,000

#### Area Adjustments

Traffic: Moderate	-\$8,000	Water Problems	-\$8,000
High	-\$15,000	Other Nuisance	-\$8,000
Extreme	-\$25,000	(ie: commercial influence, schools & bus station)	
Access Easement (through property if it impacts utility)		-\$5,000 to -\$10,000	
Topography		-10% to -50%	

#### Multi-Family & Non-Residential Zoning

R-12	\$ per site	\$95,000	(3630 sq ft per site minimum)
R-24	\$ per site	\$55,000	(1815 sq ft per site minimum)
R-48	\$ per site	\$30,000	(908 sq ft per site minimum)

Echo Lake Waterfront: Base land value as noted above located in Neighborhood 3, then add \$2,000 per waterfront foot up to 75 feet and then add \$1,000 per waterfront foot over 75 feet.

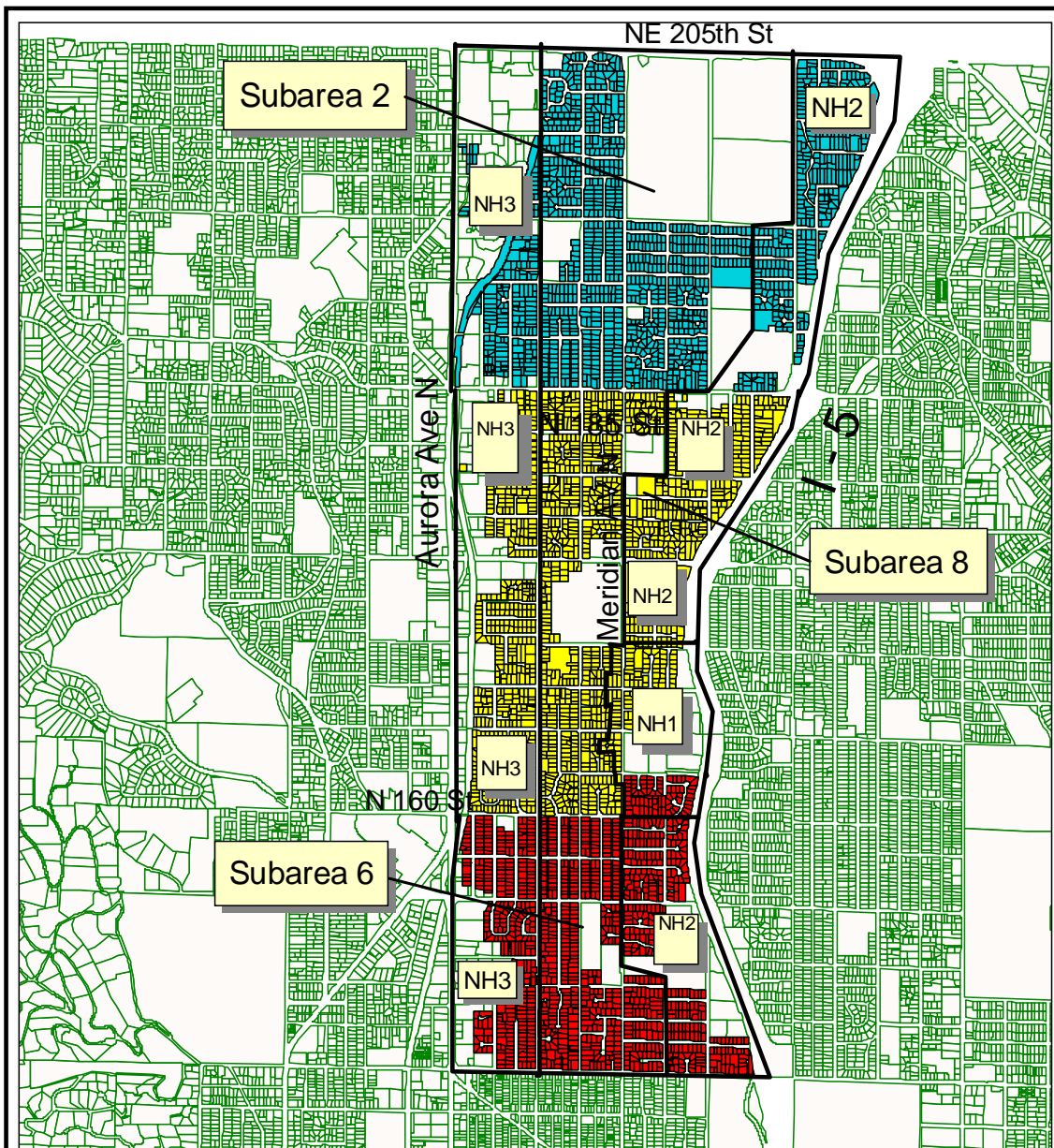
#### Example:

7,000 sf lot, 45 feet of waterfront =  $\$170,000 - \$5,000 (\text{Nghd 3}) + (45 \text{ ft} \times \$2,000) = \$255,000$

6,800 sf lot, 85 feet of waterfront =  $\$170,000 - \$5,000 (\text{Nghd 3}) + (75 \text{ ft} \times \$2,000) + (10 \text{ ft} \times \$1,000) = \$325,000$



## Neighborhood Map



## Area 89 Neighborhood 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.

File Name: 85 \aunet\Residential\val\er1\team1\2009\eval area 89\area 89 report files\89 map files\area 89 neighborhood map.apr



Department of Assessments

Legend	
Area 89 data for map.shp	
<span style="color: blue;">■</span>	2
<span style="color: red;">■</span>	6
<span style="color: yellow;">■</span>	8

***Vacant Sales Used In This Physical Inspection Analysis***  
***Area 89***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water - front</b>
002	222530	0040	11/30/05	\$399,000	22002	N	N
006	288170	0035	8/17/06	\$225,000	9085	N	N
006	777130	0175	1/18/05	\$160,000	7888	N	N
008	336890	0101	10/3/05	\$275,000	7550	N	N
008	370590	0125	11/1/06	\$215,000	8398	N	N
008	525330	0504	11/29/06	\$220,000	7200	N	N
008	613910	0045	7/7/05	\$215,000	9501	N	N
008	613910	0161	10/13/05	\$173,000	7500	N	N
008	727610	0285	12/4/06	\$460,000	15200	N	N
008	727610	0285	3/10/06	\$322,000	15200	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
***Area 89***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	397170	0343	6/19/06	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	440270	0500	7/8/05	\$216,666	SEGREGATION AND/OR MERGER
006	440270	0510	7/8/05	\$216,668	SEGREGATION AND/OR MERGER
008	546870	0015	7/21/06	\$2,500	NO MARKET EXPOSURE
008	727610	0080	1/30/07	\$518,800	RELATED PARTY, FRIEND, OR NEIGHBOR

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 12/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

A multiplicative model was developed.

Three location variables proved to be significant: properties located in neighborhoods 1, 2 & 3.

Values for non-standard properties in which an estimated market value (EMV) could not be derived were valued primarily on a cost basis or appraiser judgment.

The improved parcel Total Value Model is included later in this report.

## ***Improved Parcel Total Value Model Calibration***

### **BASE EMV MODEL**

#### **VARIABLES**

AGLA	Above ground living area, 1 <sup>st</sup> and upper floors
IMP AGE	# of years between 2009 and year built or year renovated
RCN	Replacement cost new
YRBLT	Year built
COVERED PARKING	Includes attached, basement, detached garages, and carports
CONDITION = 4	Good condition
CONDITION = 5	Very Good condition

#### **DEFINITIONS**

#### **FORMULA**

CONSTANT 3.417947

- IF IN NEIGHBORHOOD 1, then 1 \* 0.02219635

- IF IN NEIGHBORHOOD 2, then 1 \* 0.01470841

- IF IN NEIGHBORHOOD 3, then 1 \* 0.01758895

+ YEAR 2009 BASE LAND VALUE \* 0.2387768

- IMP AGE \* 0.1085203

+ TOT RCN \* 0.3158283

+ IF YRBLT < 1941 1 \* 0.021613

+ IF CONDITION = 4, then 1 \* 0.03501365

+ IF CONDITION = 5, then 1 \* 0.06362046

+ IF AGLA > 3000, then 1 \* 0.05789074

+ IF COVERED PARKING > 400 1 \* 0.007014436

+ IF SQFT LOT > 14999 1 \* 0.0430275

**THEN** = EXP(Sum of Above)\*1000 = EMV

**THEN, Truncate to nearest 1000** = TRUNC(EMV,-3)

EMV = TOTAL VALUE

LAND VALUE = BASE LAND VALUE

IMPROVEMENT VALUE = EMV – BASE LAND VALUE

EMV values were not generated for:

- Buildings with grade less than 6 or greater than 9
- Condition = 1 or 2 (poor or fair)
- Mobile Home Type = 9 or 10 (Personal or Real Property)
- Obsolescence > 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 1000 square feet

Exception parcels where EMV was not generated for were valued primarily on a cost basis or by appraiser judgment.

## ***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 Physical Inspection Analysis**  
**Area 89**

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
002	280710	0155	5/31/05	\$265,000	700	700	6	1948	3	6200	N	N	1610 N 185TH ST
002	613530	0010	4/24/06	\$281,500	700	0	6	1953	3	8301	N	N	19531 7TH AVE NE
002	050710	0020	3/4/05	\$226,000	760	720	6	1954	3	7374	N	N	1832 N 204TH PL
002	446590	0040	12/3/07	\$289,950	780	0	6	1952	4	4533	N	N	18846 STONE AVE N
002	574560	0005	8/17/06	\$295,500	1080	0	6	1952	4	7370	N	N	18816 STONE AVE N
002	397170	2355	2/13/06	\$276,950	1090	0	6	1951	3	6900	N	N	18820 5TH AVE NE
002	062604	9070	5/2/05	\$270,000	1110	0	6	1946	3	13320	N	N	18524 WALLINGFORD AVE N
002	012710	0015	6/21/06	\$355,000	1130	0	6	1948	4	6500	N	N	1638 N 200TH ST
002	222530	0165	9/15/05	\$285,000	1140	400	6	1941	4	5340	N	N	18543 1ST AVE NE
002	107210	0035	2/15/06	\$305,500	1150	0	6	1952	3	8640	N	N	19226 BURKE AVE N
002	398530	0305	3/14/06	\$324,500	1200	0	6	1953	4	10888	N	N	19558 5TH AVE NE
002	280710	0255	7/11/06	\$349,999	1540	0	6	1942	3	8468	N	N	18550 STONE AVE N
002	566610	0100	12/14/06	\$285,000	860	0	7	1950	3	8269	N	N	309 NE 194TH ST
002	566610	0100	9/28/06	\$231,000	860	0	7	1950	3	8269	N	N	309 NE 194TH ST
002	618770	0400	2/1/06	\$248,000	890	0	7	1950	3	8234	N	N	20169 7TH AVE NE
002	618770	0385	10/24/07	\$309,500	940	0	7	1950	3	8314	N	N	603 NE 204TH ST
002	760970	0060	2/28/06	\$308,500	960	0	7	1958	3	8849	N	N	143 NE 193RD ST
002	760970	0065	10/24/06	\$315,000	960	0	7	1958	3	8855	N	N	137 NE 193RD ST
002	222530	0128	5/17/05	\$322,500	970	310	7	1949	3	9061	N	N	2128 N 185TH ST
002	937330	0161	6/7/05	\$267,800	970	0	7	1955	4	9720	N	N	19224 5TH AVE NE
002	937330	0165	10/5/06	\$305,000	970	0	7	1955	3	9720	N	N	19218 5TH AVE NE
002	107910	0040	5/12/06	\$277,500	1000	0	7	1955	3	9060	N	N	2150 N 192ND ST
002	062604	9103	2/21/06	\$272,500	1030	0	7	1954	3	8760	N	N	18515 MERIDIAN AVE N
002	164350	0060	1/14/05	\$248,000	1030	0	7	1955	3	8910	N	N	1223 N 188TH ST
002	397170	0425	11/14/05	\$349,000	1030	440	7	1997	3	7203	N	N	838 NE 200TH ST
002	222530	0586	4/1/05	\$300,500	1040	580	7	1961	4	7460	N	N	345 NE 195TH ST



**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	397170	0875	2/10/05	\$225,000	1050	0	7	1969	3	5081	N	N	19542 6TH AVE NE
002	050710	0005	2/10/06	\$372,000	1060	1060	7	1954	3	6865	N	N	1810 N 204TH PL
002	222630	0125	6/7/05	\$301,500	1080	0	7	1954	3	8081	N	N	2327 N 193RD ST
002	062604	9101	1/4/06	\$280,000	1090	0	7	1954	3	8760	N	N	18521 MERIDIAN AVE N
002	222630	0185	3/2/05	\$247,001	1100	0	7	1954	3	8123	N	N	2139 N 193RD ST
002	164350	0006	10/1/07	\$350,000	1110	0	7	1951	3	5329	N	N	1225 N 192ND ST
002	164350	0006	6/20/05	\$255,000	1110	0	7	1951	3	5329	N	N	1225 N 192ND ST
002	062604	9024	11/19/07	\$340,000	1120	1100	7	1959	3	8290	N	N	20055 MERIDIAN AVE N
002	222530	0139	1/12/05	\$275,000	1130	490	7	1980	3	7200	N	N	2336 N 185TH ST
002	323535	0010	5/24/05	\$328,000	1130	750	7	1975	3	9017	N	N	18524 MERIDIAN AVE N
002	323535	0020	5/16/07	\$439,990	1130	300	7	1975	3	10931	N	N	18530 MERIDIAN AVE N
002	107210	0050	7/6/05	\$296,000	1150	0	7	1952	3	8640	N	N	19242 BURKE AVE N
002	280710	0200	1/8/07	\$316,000	1150	0	7	1955	3	9176	N	N	18570 ASHWORTH AVE N
002	153810	0071	5/23/05	\$275,000	1160	0	7	1954	3	7439	N	N	20311 MERIDIAN AVE N
002	397170	0330	5/10/05	\$349,000	1160	620	7	1950	5	12161	N	N	627 NE 201ST ST
002	421390	0030	5/23/07	\$459,950	1160	700	7	1982	3	6500	N	N	2341 N 189TH ST
002	421390	0030	5/5/06	\$435,750	1160	700	7	1982	3	6500	N	N	2341 N 189TH ST
002	444090	0070	11/17/05	\$354,750	1160	760	7	1961	4	7204	N	N	1714 N 204TH PL
002	164350	0045	1/20/05	\$232,500	1180	0	7	1951	3	10993	N	N	18824 MIDVALE AVE N
002	222630	0015	6/1/06	\$345,025	1180	0	7	1954	3	8143	N	N	2116 N 193RD ST
002	397170	0385	6/29/05	\$255,000	1180	0	7	1947	3	14212	N	N	624 NE 200TH ST
002	618770	0365	4/14/06	\$299,950	1190	0	7	1954	4	8170	N	N	20144 6TH AVE NE
002	618770	0460	11/28/05	\$230,000	1190	0	7	1952	3	8203	N	N	20105 6TH AVE NE
002	050710	0030	8/23/07	\$365,000	1200	0	7	1954	3	9399	N	N	1837 N 204TH PL
002	223050	0010	3/17/05	\$279,000	1200	0	7	1953	3	9588	N	N	19010 WALLINGFORD AVE N
002	444090	0050	11/19/07	\$300,000	1200	0	7	1962	3	8641	N	N	1705 N 204TH PL
002	222410	0039	12/6/07	\$368,000	1210	0	7	1965	3	11783	N	N	19243 WALLINGFORD AVE N
002	222730	0082	10/24/06	\$270,500	1210	0	7	1962	3	8055	N	N	1120 N 199TH ST
002	222350	0102	6/11/07	\$370,000	1220	360	7	1957	3	7800	N	N	1809 N 200TH ST
002	618770	0495	4/27/05	\$255,000	1220	0	7	1955	3	7030	N	N	20145 6TH PL NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	219630	0015	1/4/06	\$362,000	1240	850	7	1958	3	8783	N	N	316 NE 193RD ST
002	242690	0051	9/7/07	\$475,000	1240	0	7	1956	4	8081	N	N	1614 N 203RD PL
002	242690	0051	7/12/05	\$350,000	1240	0	7	1956	4	8081	N	N	1614 N 203RD PL
002	618770	0005	6/27/07	\$360,000	1250	0	7	1954	4	8464	N	N	602 NE 204TH ST
002	062604	9085	6/25/07	\$459,000	1260	690	7	1950	3	15000	N	N	20053 WALLINGFORD AVE N
002	107910	0020	7/23/07	\$322,000	1260	0	7	1955	3	9084	N	N	2122 N 192ND ST
002	153810	0070	4/10/06	\$359,950	1280	420	7	1954	3	8940	N	N	1848 N 203RD ST
002	566610	0085	8/3/05	\$284,000	1280	0	7	1954	3	7938	N	N	147 NE 194TH ST
002	107710	0025	9/2/05	\$314,995	1290	0	7	1954	4	8380	N	N	1624 N 196TH PL
002	222530	0132	7/27/06	\$304,950	1290	0	7	1939	4	9018	N	N	2146 N 185TH ST
002	776100	0080	3/14/07	\$309,100	1290	0	7	1916	3	8947	N	N	18704 MERIDIAN AVE N
002	222350	0047	8/11/05	\$410,000	1300	580	7	1959	3	7452	N	N	19817 WALLINGFORD AVE N
002	222530	0127	7/21/05	\$295,000	1300	0	7	1952	3	9024	N	N	2140 N 185TH ST
002	618770	0195	5/19/05	\$290,000	1300	0	7	1951	3	7840	N	N	20108 7TH AVE NE
002	050710	0025	6/22/07	\$419,922	1310	1250	7	1954	4	9852	N	N	1838 N 204TH PL
002	222630	0010	10/2/07	\$325,000	1310	0	7	1954	3	8149	N	N	2110 N 193RD ST
002	776990	0035	8/25/05	\$305,000	1320	0	7	1957	3	8084	N	N	2304 N 188TH ST
002	107710	0080	1/25/06	\$320,000	1330	0	7	1954	4	9000	N	N	1639 N 196TH PL
002	222990	0050	2/10/06	\$310,000	1330	0	7	1952	3	7415	N	N	19008 ASHWORTH AVE N
002	222990	0050	8/20/05	\$255,000	1330	0	7	1952	3	7415	N	N	19008 ASHWORTH AVE N
002	397170	0735	8/22/07	\$424,950	1330	600	7	1987	3	8609	N	N	611 NE 200TH ST
002	566610	0080	4/27/05	\$268,000	1330	0	7	1954	4	7944	N	N	141 NE 194TH ST
002	107510	0125	9/13/07	\$306,000	1340	0	7	1953	3	8111	N	N	19502 WALLINGFORD AVE N
002	397170	0850	9/27/05	\$266,400	1340	0	7	1956	3	13075	N	N	706 NE 198TH ST
002	613530	0045	5/20/05	\$261,995	1340	0	7	1952	3	8526	N	N	512 NE 195TH ST
002	613530	0050	11/27/06	\$369,500	1340	0	7	1980	3	8519	N	N	504 NE 195TH ST
002	618770	0200	1/8/07	\$334,500	1340	0	7	1950	3	7200	N	N	710 NE 201ST ST
002	760970	0055	5/10/06	\$345,000	1340	0	7	1958	3	8846	N	N	149 NE 193RD ST
002	164350	0073	5/9/05	\$397,500	1350	930	7	2004	3	5284	N	N	18513 STONE AVE N
002	937330	0080	5/29/07	\$300,000	1360	0	7	1962	3	11400	N	N	19053 7TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	222350	0045	10/10/06	\$402,000	1370	770	7	1966	3	9600	N	N	19804 ASHWORTH AVE N
002	566610	0060	8/19/05	\$305,200	1370	0	7	1954	4	7967	N	N	115 NE 194TH ST
002	107410	0085	10/30/06	\$380,000	1380	0	7	1953	3	8121	N	N	19537 MERIDIAN AVE N
002	107510	0030	5/24/05	\$305,000	1380	0	7	1953	3	9124	N	N	19258 WALLINGFORD AVE N
002	618770	0045	9/25/07	\$313,000	1380	0	7	1952	3	5464	N	N	724 NE 204TH ST
002	618770	0045	6/29/06	\$297,000	1380	0	7	1952	3	5464	N	N	724 NE 204TH ST
002	222990	0075	8/17/06	\$345,000	1400	0	7	1952	3	9100	N	N	1632 N 190TH ST
002	856370	0060	8/29/06	\$360,000	1400	0	7	1954	3	7480	N	N	19665 WALLINGFORD AVE N
002	856370	0060	10/28/05	\$296,000	1400	0	7	1954	3	7480	N	N	19665 WALLINGFORD AVE N
002	107910	0085	6/15/06	\$339,950	1410	0	7	1954	3	9060	N	N	2151 N 192ND ST
002	280710	0135	9/19/07	\$360,000	1410	0	7	1957	3	7440	N	N	18531 DENSMORE AVE N
002	280710	0135	3/24/06	\$325,000	1410	0	7	1957	3	7440	N	N	18531 DENSMORE AVE N
002	397170	0940	2/5/07	\$359,950	1430	0	7	1948	3	8000	N	N	721 NE 198TH ST
002	107510	0010	6/11/07	\$360,000	1440	0	7	1953	3	8256	N	N	19284 WALLINGFORD AVE N
002	222530	0149	2/22/07	\$390,000	1440	0	7	1963	3	8114	N	N	18518 CORLISS AVE N
002	222530	0149	1/26/05	\$306,800	1440	0	7	1963	3	8114	N	N	18518 CORLISS AVE N
002	164350	0072	8/15/05	\$301,000	1450	0	7	1983	3	7245	N	N	18535 STONE AVE N
002	223210	0005	7/19/07	\$370,000	1450	0	7	1955	4	9378	N	N	1631 N 200TH ST
002	618770	0215	6/25/07	\$367,000	1450	0	7	1951	4	7573	N	N	20132 7TH AVE NE
002	107710	0045	3/18/05	\$280,000	1470	0	7	1954	3	8360	N	N	19518 ASHWORTH AVE N
002	222290	0125	6/9/05	\$365,000	1470	1070	7	1959	3	9480	N	N	19233 ASHWORTH AVE N
002	199970	0030	12/12/07	\$350,000	1480	0	7	1954	4	9187	N	N	18828 DENSMORE AVE N
002	223050	0020	5/10/05	\$290,000	1480	0	7	1954	4	7000	N	N	19020 WALLINGFORD AVE N
002	199970	0025	7/28/05	\$330,000	1490	0	7	1953	3	8278	N	N	18803 DENSMORE AVE N
002	241990	0075	9/1/06	\$396,750	1490	0	7	1955	3	8190	N	N	1843 N 199TH ST
002	241990	0120	5/4/05	\$325,000	1490	0	7	1955	3	9262	N	N	1804 N 198TH ST
002	222630	0145	6/21/05	\$315,500	1500	0	7	1954	3	8062	N	N	2351 N 193RD ST
002	242690	0040	12/18/06	\$359,950	1510	0	7	1956	3	15060	N	N	1634 N 203RD PL
002	107310	0050	8/9/06	\$381,500	1520	0	7	1953	4	7695	N	N	19548 BURKE AVE N
002	107210	0055	6/18/07	\$435,000	1530	0	7	1952	5	8640	N	N	19250 BURKE AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	618770	0375	10/16/06	\$339,900	1530	0	7	1952	3	8150	N	N	20156 6TH AVE NE
002	107310	0010	3/9/07	\$358,000	1540	0	7	1953	3	7695	N	N	19504 BURKE AVE N
002	242690	0120	11/13/07	\$395,000	1540	0	7	1956	4	8253	N	N	1651 N 203RD ST
002	255820	0040	2/5/07	\$420,000	1540	0	7	1967	3	14160	N	N	319 NE 191ST ST
002	664810	0010	3/8/05	\$310,000	1540	0	7	1957	3	8925	N	N	1824 N 203RD ST
002	223050	0060	1/25/05	\$258,000	1560	0	7	1953	3	7000	N	N	19021 MERIDIAN AVE N
002	776990	0055	2/7/05	\$335,000	1560	0	7	1956	5	9201	N	N	2333 N 188TH ST
002	937330	0175	8/14/06	\$345,500	1560	0	7	1959	3	10909	N	N	19200 5TH AVE NE
002	107510	0045	5/17/07	\$370,000	1570	0	7	1953	3	9130	N	N	19240 WALLINGFORD AVE N
002	925090	0173	6/19/06	\$362,500	1580	0	7	1954	3	7000	N	N	1322 N 195TH ST
002	107910	0045	5/25/06	\$334,000	1590	0	7	1955	3	9045	N	N	2156 N 192ND ST
002	164350	0075	1/13/05	\$399,990	1590	1000	7	2004	3	9525	N	N	18519 STONE AVE N
002	164350	0093	5/23/05	\$329,100	1660	0	7	1969	3	7770	N	N	18538 MIDVALE AVE N
002	241990	0040	4/15/05	\$285,000	1690	0	7	1955	3	9189	N	N	1850 N 199TH ST
002	280710	0221	10/11/06	\$469,950	1690	0	7	1988	3	8075	N	N	18555 ASHWORTH AVE N
002	397170	0925	3/28/06	\$310,000	1700	0	7	1954	3	7205	N	N	19818 5TH AVE NE
002	566610	0075	9/25/06	\$349,950	1700	0	7	1954	3	7950	N	N	135 NE 194TH ST
002	618770	0100	6/6/07	\$360,000	1700	0	7	1952	3	12000	N	N	20226 8TH AVE NE
002	222290	0142	11/8/05	\$308,000	1710	0	7	1950	3	13747	N	N	19225 ASHWORTH AVE N
002	776990	0070	9/9/05	\$348,000	1710	0	7	1958	4	9254	N	N	2305 N 188TH ST
002	397170	0900	4/21/05	\$312,500	1720	800	7	1984	3	6141	N	N	19846 5TH AVE NE
002	566610	0015	2/11/07	\$377,000	1720	0	7	1954	5	7967	N	N	116 NE 194TH ST
002	776990	0005	6/28/07	\$370,000	1730	0	7	1959	4	8069	N	N	2352 N 188TH ST
002	164350	0048	7/20/05	\$299,950	1760	0	7	1955	3	12583	N	N	18828 MIDVALE AVE N
002	241990	0035	4/6/07	\$385,000	1770	0	7	1955	4	8153	N	N	1844 N 199TH ST
002	242690	0100	5/24/07	\$430,000	1770	0	7	1956	3	8530	N	N	1619 N 202ND PL
002	107510	0005	5/22/07	\$414,500	1820	0	7	1953	4	8256	N	N	1811 N 195TH ST
002	398530	0320	11/12/07	\$428,000	1860	0	7	1998	3	11003	N	N	19520 7TH AVE NE
002	222530	0126	2/20/07	\$430,000	1870	0	7	1984	3	7200	N	N	2134 N 185TH ST
002	446590	0035	9/1/05	\$322,000	1870	0	7	1953	3	8091	N	N	18850 STONE AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	222630	0045	11/7/06	\$360,000	1950	0	7	1953	4	8114	N	N	2152 N 193RD ST
002	222350	0021	5/5/06	\$415,000	2000	0	7	1990	3	10223	N	N	19925 WALLINGFORD AVE N
002	566610	0005	10/23/07	\$395,000	2030	0	7	1954	3	7979	N	N	104 NE 194TH ST
002	566610	0005	8/28/06	\$370,000	2030	0	7	1954	3	7979	N	N	104 NE 194TH ST
002	107410	0035	4/26/07	\$410,000	2110	0	7	1953	4	8320	N	N	19303 MERIDIAN AVE N
002	223180	0150	12/14/05	\$409,950	2150	0	7	1961	3	8074	N	N	2333 N 192ND ST
002	222290	0122	8/12/05	\$350,000	2180	1000	7	1960	4	8808	N	N	19251 ASHWORTH AVE N
002	280710	0250	3/16/07	\$480,000	2750	0	7	1998	3	8104	N	N	18542 STONE AVE N
002	222630	0130	3/29/07	\$391,950	2780	0	7	1954	4	8077	N	N	2333 N 193RD ST
002	222530	0585	7/12/06	\$368,000	1170	580	8	1979	3	9166	N	N	19317 5TH AVE NE
002	680000	0080	6/20/05	\$360,000	1190	430	8	1975	3	7190	N	N	415 NE 190TH PL
002	664800	0035	4/18/06	\$379,900	1220	320	8	1957	3	7392	N	N	20007 MERIDIAN PL N
002	222530	0581	1/22/07	\$366,500	1240	570	8	1977	3	7440	N	N	19321 5TH AVE NE
002	269730	0060	5/13/05	\$329,950	1240	690	8	1963	3	7540	N	N	2334 N 194TH ST
002	269730	0110	11/20/06	\$350,700	1240	450	8	1963	3	7645	N	N	2357 N 194TH ST
002	175730	0030	6/26/07	\$429,900	1250	600	8	1963	3	7460	N	N	2143 N 188TH ST
002	175730	0100	9/24/07	\$436,225	1250	500	8	1963	4	7600	N	N	2152 N 188TH ST
002	269730	0190	8/1/06	\$393,000	1270	450	8	1963	4	7560	N	N	2309 N 194TH ST
002	141930	0030	10/26/05	\$420,000	1300	940	8	1990	3	7129	N	N	414 NE 189TH CT
002	680000	0050	2/7/07	\$411,000	1300	460	8	1975	4	6750	N	N	406 NE 190TH PL
002	222530	0182	10/7/05	\$419,000	1320	600	8	1975	3	11319	N	N	2324 N 187TH ST
002	223100	0070	1/17/07	\$375,000	1320	610	8	1961	3	7500	N	N	19714 ASHWORTH AVE N
002	141930	0050	5/17/07	\$454,000	1330	380	8	1990	3	7147	N	N	404 NE 189TH CT
002	269730	0090	9/13/07	\$429,000	1340	0	8	1963	3	7526	N	N	2352 N 194TH ST
002	223190	0010	1/31/06	\$299,000	1350	500	8	1962	3	8088	N	N	19022 CORLISS AVE N
002	255820	0030	4/19/07	\$480,500	1380	310	8	1967	4	9530	N	N	313 NE 191ST ST
002	776740	0080	8/16/07	\$420,000	1380	870	8	1980	3	7366	N	N	19004 SUNNYSIDE AVE N
002	269730	0130	12/15/05	\$352,000	1400	500	8	1963	3	7532	N	N	2345 N 194TH ST
002	797050	0090	6/16/06	\$300,000	1400	390	8	1967	3	7700	N	N	19223 DENSMORE AVE N
002	398530	0005	12/9/05	\$354,000	1410	0	8	1957	3	10924	N	N	20402 5TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
002	223100	0020	6/10/05	\$360,000	1420	510	8	1961	3	7120	N	N	1611 N 197TH PL
002	223100	0050	4/5/07	\$382,000	1430	320	8	1961	3	6927	N	N	1610 N 197TH PL
002	222290	0150	3/31/06	\$450,000	1460	1460	8	1962	3	12270	N	N	19221 ASHWORTH AVE N
002	107510	0081	8/22/07	\$555,000	1500	990	8	2003	3	7307	N	N	1813 N 198TH ST
002	062604	9148	2/28/06	\$360,000	1520	0	8	1960	3	9800	N	N	18801 MERIDIAN AVE N
002	856330	0085	12/14/05	\$395,000	1530	0	8	1958	4	9800	N	N	18578 BURKE AVE N
002	223190	0110	8/8/07	\$445,000	1550	500	8	1963	4	7651	N	N	19015 CORLISS AVE N
002	615700	0010	1/10/06	\$440,000	1590	420	8	1988	3	7208	N	N	18612 CORLISS AVE N
002	222670	0010	6/12/07	\$427,000	1630	380	8	1955	3	6728	N	N	19816 ASHWORTH AVE N
002	777200	0090	10/5/07	\$450,000	1740	600	8	1962	4	7200	N	N	2146 N 186TH ST
002	397170	0335	7/29/05	\$449,921	1810	1000	8	1968	3	12156	N	N	621 NE 201ST ST
002	776740	0070	10/10/07	\$465,000	1910	0	8	1979	3	7799	N	N	2336 N 190TH ST
002	172450	0070	5/11/07	\$435,000	2040	140	8	1979	3	7735	N	N	1605 N 202ND PL
002	421391	0050	3/18/05	\$435,000	2170	0	8	1999	3	8382	N	N	18845 1ST AVE NE
002	222290	0104	6/1/06	\$550,000	2210	1050	8	1978	4	8774	Y	N	1305 N 195TH ST
002	797050	0100	8/3/07	\$500,000	2500	0	8	1967	4	7209	N	N	19217 DENSMORE AVE N
002	397170	0871	4/23/07	\$500,000	3190	0	8	1969	3	9160	N	N	19565 7TH AVE NE
002	223210	0053	7/6/06	\$730,000	4260	0	8	2001	3	15289	N	N	19920 ASHWORTH AVE N
002	062604	9183	5/2/06	\$550,000	2520	0	9	2005	3	8802	N	N	1837 N 203RD ST
002	062604	9074	2/15/06	\$614,950	2690	0	9	2005	3	7200	N	N	1841 N 203RD ST
002	280710	0205	9/12/06	\$679,950	3050	0	9	2006	3	7314	N	N	1325 N 188TH ST
002	280710	0206	5/1/06	\$675,000	3090	0	9	2006	3	7314	N	N	1329 N 188TH ST
002	280710	0211	8/18/06	\$695,000	3290	0	9	2006	3	7315	N	N	1321 N 188TH ST
006	440270	0750	5/4/06	\$285,000	660	0	6	1947	3	7985	N	N	15502 ASHWORTH AVE N
006	688590	0190	6/5/06	\$336,500	680	480	6	1928	4	8163	N	N	15533 STONE AVE N
006	556210	0125	1/5/06	\$249,000	730	0	6	1948	3	8207	N	N	15738 MIDVALE AVE N
006	288170	0553	7/17/06	\$290,000	760	0	6	1947	3	7548	N	N	14525 1ST AVE NE
006	055810	0220	7/21/05	\$277,400	770	0	6	1947	4	7888	N	N	14517 INTERLAKE AVE N
006	667190	0120	9/29/05	\$337,500	770	440	6	1951	4	6000	N	N	15321 STONE AVE N
006	667190	0140	4/19/05	\$269,450	770	250	6	1951	4	6008	N	N	15305 STONE AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
006	688590	0370	7/17/07	\$282,500	800	0	6	1947	3	8165	N	N	15508 INTERLAKE AVE N
006	429230	0040	9/25/06	\$300,000	810	0	6	1949	4	8611	N	N	2355 N 147TH ST
006	039610	0105	6/17/05	\$237,500	840	0	6	1954	3	6017	N	N	2105 N 163RD ST
006	440810	0095	6/5/06	\$289,500	850	0	6	1950	4	6174	N	N	109 NE 147TH ST
006	667190	0015	7/18/05	\$210,000	860	0	6	1948	3	6128	N	N	1317 N 155TH ST
006	667190	0020	2/18/05	\$230,000	860	0	6	1948	4	7119	N	N	15345 INTERLAKE AVE N
006	667190	0025	8/5/05	\$210,000	860	0	6	1948	3	5660	N	N	15337 INTERLAKE AVE N
006	039610	0025	10/3/07	\$285,000	870	120	6	1954	3	6369	N	N	16204 CORLISS PL N
006	055810	0045	7/28/05	\$277,500	870	0	6	1950	5	8160	N	N	14817 ASHWORTH AVE N
006	182604	9342	7/26/07	\$295,000	870	0	6	1964	3	7700	N	N	15008 WALLINGFORD AVE N
006	039610	0095	12/13/05	\$243,000	910	0	6	1954	4	6040	N	N	16221 BAGLEY PL N
006	765590	0121	6/22/07	\$310,000	910	0	6	1929	3	11120	N	N	14817 MERIDIAN AVE N
006	288170	0041	2/1/05	\$275,000	920	640	6	1947	3	9957	N	N	2158 N 160TH ST
006	688590	0415	4/25/05	\$330,200	950	860	6	1946	4	8162	N	N	15545 ASHWORTH AVE N
006	288170	0040	2/26/07	\$338,000	990	900	6	1947	4	9948	N	N	2154 N 160TH ST
006	440270	0705	4/25/07	\$377,000	990	0	6	2007	3	7981	N	N	15554 ASHWORTH AVE N
006	440270	0180	4/7/05	\$269,000	1050	0	6	1955	3	7679	N	N	15733 WALLINGFORD AVE N
006	440270	0110	3/18/06	\$310,000	1060	0	6	1984	3	7679	N	N	15738 DENSMORE AVE N
006	556210	0395	8/14/07	\$365,000	1140	0	6	1940	4	8217	N	N	15717 ASHWORTH AVE N
006	039610	0115	7/27/07	\$327,600	1160	430	6	1954	3	6017	N	N	16214 MERIDIAN AVE N
006	288170	0368	4/17/06	\$300,000	1160	0	6	1947	3	12375	N	N	14516 1ST AVE NE
006	039610	0065	6/26/06	\$322,500	1170	0	6	1954	3	6199	N	N	16216 BAGLEY PL N
006	667190	0060	11/28/06	\$377,950	1200	0	6	1948	5	6166	N	N	15310 STONE AVE N
006	667190	0225	11/27/07	\$240,000	1200	0	6	1948	3	6425	N	N	15329 ASHWORTH PL N
006	667190	0250	4/20/07	\$308,000	1210	0	6	1948	4	7284	N	N	15309 ASHWORTH PL N
006	667190	0215	7/12/07	\$315,000	1220	0	6	1948	3	5775	N	N	15337 ASHWORTH PL N
006	288170	0053	5/16/07	\$335,000	1330	0	6	1955	3	9944	N	N	2115 N 160TH ST
006	667190	0275	7/20/06	\$338,000	1370	0	6	1948	3	6636	N	N	15326 ASHWORTH PL N
006	667190	0275	2/27/06	\$306,000	1370	0	6	1948	3	6636	N	N	15326 ASHWORTH PL N
006	556210	0360	7/13/05	\$339,950	1500	0	6	1950	4	8210	N	N	15755 ASHWORTH AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
006	556210	0365	8/23/05	\$362,700	1500	0	6	1950	4	8211	N	N	15749 ASHWORTH AVE N
006	556210	0390	4/27/06	\$336,000	800	0	7	1940	4	8216	N	N	15721 ASHWORTH AVE N
006	288170	0554	9/26/06	\$355,000	840	700	7	1947	4	6825	N	N	2348 N 145TH ST
006	182604	9355	12/13/05	\$309,900	850	0	7	1940	4	10650	N	N	1336 N 152ND ST
006	440270	0350	5/16/07	\$330,000	850	0	7	1951	4	8007	N	N	1902 N 157TH ST
006	440270	0096	12/1/05	\$353,000	860	600	7	1978	3	7979	N	N	15757 DENSMORE AVE N
006	440270	0070	5/23/06	\$275,000	880	0	7	1950	3	7680	N	N	15721 DENSMORE AVE N
006	440270	0780	5/18/06	\$320,000	880	0	7	1950	4	7683	N	N	15533 DENSMORE AVE N
006	440810	0055	3/21/05	\$270,000	880	490	7	1950	4	6164	N	N	157 NE 147TH ST
006	765590	0159	5/21/07	\$382,000	890	890	7	1948	4	6438	N	N	14837 WALLINGFORD AVE N
006	440270	0060	7/5/07	\$360,950	940	0	7	1953	4	7680	N	N	15709 DENSMORE AVE N
006	440270	0060	7/19/05	\$301,000	940	0	7	1953	4	7680	N	N	15709 DENSMORE AVE N
006	310450	0035	11/29/06	\$310,000	960	0	7	1954	3	6320	N	N	1829 N 149TH ST
006	055810	0020	4/6/05	\$258,500	990	0	7	1951	3	8160	N	N	14845 ASHWORTH AVE N
006	556210	0130	4/5/07	\$342,500	990	0	7	1947	3	8208	N	N	15734 MIDVALE AVE N
006	667250	0055	10/29/07	\$386,500	990	800	7	1955	4	9112	N	N	15222 ASHWORTH AVE N
006	795270	0021	8/4/05	\$278,000	1010	0	7	1952	4	7500	N	N	15024 DENSMORE AVE N
006	765590	0034	5/30/06	\$320,500	1030	1030	7	1948	3	8396	N	N	1820 N 145TH ST
006	777130	0155	3/8/07	\$319,950	1030	0	7	1950	3	8164	N	N	14540 MERIDIAN AVE N
006	026610	0010	3/11/05	\$292,000	1040	600	7	1951	3	8171	N	N	2311 N 148TH ST
006	288170	0545	9/21/06	\$295,000	1040	0	7	1953	4	6564	N	N	14510 MERIDIAN AVE N
006	440270	0345	11/17/06	\$335,000	1040	0	7	1949	4	7681	N	N	15710 BURKE AVE N
006	288170	0366	3/30/06	\$325,000	1050	700	7	1951	3	11250	N	N	132 NE 145TH ST
006	777130	0046	9/19/06	\$334,950	1050	0	7	1953	3	6435	N	N	14803 CORLISS AVE N
006	182604	9290	3/1/06	\$308,500	1060	0	7	1955	4	6615	N	N	14539 INTERLAKE AVE N
006	288170	0042	3/3/06	\$335,000	1060	500	7	1969	3	8265	N	N	2145 N 161ST PL
006	288170	0476	1/2/07	\$269,950	1060	0	7	1952	3	7200	N	N	2147 N 155TH ST
006	440270	0095	4/5/07	\$380,000	1080	740	7	1955	3	7678	N	N	15751 DENSMORE AVE N
006	440810	0080	2/22/06	\$300,000	1100	500	7	1950	3	6170	N	N	127 NE 147TH ST
006	364560	0020	7/7/05	\$359,950	1110	520	7	1962	3	8840	N	N	15032 DENSMORE AVE N



**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
006	684350	0080	2/7/06	\$363,000	1110	1090	7	1962	4	9196	N	N	15404 BAGLEY PL N
006	055810	0130	10/12/05	\$339,950	1120	0	7	1984	5	8023	N	N	14530 INTERLAKE AVE N
006	667190	0130	11/16/06	\$345,000	1120	430	7	1951	3	5207	N	N	15313 STONE AVE N
006	556210	0335	5/25/07	\$419,000	1130	720	7	1960	4	12417	N	N	15728 INTERLAKE AVE N
006	288170	0362	7/27/05	\$245,000	1140	0	7	1950	3	6344	N	N	104 NE 145TH ST
006	440270	0755	7/11/07	\$325,000	1140	0	7	1950	4	7463	N	N	1516 N 155TH ST
006	667294	0060	11/13/07	\$400,000	1140	630	7	1976	3	7250	N	N	2019 N 154TH CT
006	688590	0075	8/4/05	\$314,000	1160	360	7	1952	4	8164	N	N	15527 MIDVALE AVE N
006	275600	0060	4/27/06	\$349,950	1170	880	7	1961	3	6100	N	N	2308 N 145TH ST
006	440270	0192	10/21/05	\$315,000	1190	0	7	1964	4	8578	N	N	15749 WALLINGFORD AVE N
006	429230	0005	9/1/06	\$330,700	1200	0	7	1949	4	8107	N	N	2303 N 147TH ST
006	175570	0200	10/17/06	\$340,000	1220	0	7	1969	4	8315	N	N	16130 SUNNYSIDE AVE N
006	440810	0030	2/26/07	\$304,206	1240	0	7	1950	4	6169	N	N	134 NE 147TH ST
006	684360	0050	2/3/05	\$335,000	1250	550	7	1963	3	7260	N	N	15314 CORLISS PL N
006	440270	0355	8/24/05	\$429,000	1290	910	7	1947	4	15692	N	N	15703 MERIDIAN AVE N
006	440270	0375	8/27/07	\$367,500	1290	0	7	1953	4	7679	N	N	15727 MERIDIAN AVE N
006	777130	0110	8/8/07	\$378,000	1290	0	7	1950	4	12237	N	N	2150 N 147TH ST
006	288170	0544	1/3/06	\$291,000	1300	0	7	1953	4	6638	N	N	14504 MERIDIAN AVE N
006	392820	0040	3/17/05	\$277,000	1300	0	7	1963	3	10950	N	N	2131 N 153RD ST
006	440270	0546	4/11/06	\$325,000	1300	270	7	1952	3	7320	N	N	15506 WALLINGFORD AVE N
006	429230	0010	4/5/06	\$335,000	1310	0	7	1949	3	8100	N	N	2309 N 147TH ST
006	440270	0565	11/23/07	\$325,000	1310	0	7	1952	4	7680	N	N	15517 BURKE AVE N
006	180390	0050	5/22/07	\$351,500	1320	0	7	1951	4	8169	N	N	2321 N 149TH ST
006	180390	0050	5/12/05	\$276,500	1320	0	7	1951	4	8169	N	N	2321 N 149TH ST
006	288170	0482	8/11/05	\$274,500	1320	0	7	1959	4	6600	N	N	2155 N 155TH ST
006	255050	0045	12/5/05	\$308,000	1350	0	7	1953	3	9600	N	N	2152 N 150TH ST
006	777130	0010	4/5/05	\$287,000	1380	0	7	1949	4	8164	N	N	2106 N 148TH ST
006	943830	0020	9/12/07	\$379,950	1390	0	7	1952	4	8174	N	N	2120 N 158TH ST
006	055810	0109	9/26/05	\$245,000	1430	0	7	1950	3	9000	N	N	1402 N 145TH ST
006	517370	0040	9/27/07	\$404,950	1430	800	7	1961	4	7201	N	N	1842 N 150TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
006	182604	9374	9/12/05	\$310,000	1450	0	7	1961	3	8568	N	N	14802 STONE AVE N
006	556210	0160	10/25/05	\$345,000	1470	0	7	1954	4	8205	N	N	15757 STONE AVE N
006	688590	0111	4/17/07	\$352,000	1500	0	7	1951	3	8672	N	N	1205 N 157TH ST
006	688590	0111	6/7/05	\$272,000	1500	0	7	1951	3	8672	N	N	1205 N 157TH ST
006	021750	0106	8/17/05	\$339,000	1510	0	7	1958	3	8800	N	N	14703 MERIDIAN AVE N
006	288170	0372	4/21/05	\$284,000	1510	0	7	1950	4	8400	N	N	126 NE 145TH ST
006	288170	0052	6/7/07	\$538,950	1560	720	7	1995	4	13038	N	N	2110 N 159TH ST
006	182604	9328	12/13/07	\$410,000	1760	0	7	1964	3	8100	N	N	15203 WALLINGFORD AVE N
006	684350	0190	9/6/05	\$360,000	1880	0	7	1962	4	7650	N	N	2127 N 154TH ST
006	180390	0055	7/28/05	\$370,000	2070	0	7	1951	4	8168	N	N	2327 N 149TH ST
006	255050	0050	7/17/06	\$450,000	2140	0	7	1987	4	8514	N	N	2160 N 150TH ST
006	684350	0210	6/13/06	\$370,000	2170	0	7	1962	3	7650	N	N	2111 N 154TH ST
006	429230	0034	6/15/05	\$360,000	2220	0	7	1949	5	9503	N	N	2343 N 147TH ST
006	182604	9264	1/9/06	\$365,000	2240	0	7	1992	3	9585	N	N	1330 N 152ND ST
006	684350	0070	1/10/05	\$330,000	2360	0	7	1962	3	9662	N	N	15412 BAGLEY PL N
006	182604	9104	5/9/06	\$485,000	3360	0	7	1984	3	10863	N	N	1314 N 152ND ST
006	288170	0479	4/11/06	\$307,000	940	0	8	1952	4	7200	N	N	2123 N 155TH ST
006	175570	0090	5/27/05	\$346,000	1100	490	8	1976	4	7267	N	N	2309 N 161ST ST
006	517370	0010	2/21/06	\$350,000	1140	610	8	1961	4	7954	N	N	15024 WALLINGFORD AVE N
006	288170	0477	1/17/07	\$314,000	1170	0	8	1952	4	7200	N	N	2135 N 155TH ST
006	182604	9369	5/10/06	\$399,950	1190	620	8	1961	4	8181	N	N	15228 DENSMORE AVE N
006	667297	0050	3/28/05	\$340,000	1200	340	8	1979	3	7504	N	N	2007 N 153RD PL
006	182604	9198	4/25/06	\$401,000	1210	420	8	1962	4	8126	N	N	1516 N 150TH ST
006	943840	0040	6/26/07	\$435,000	1280	600	8	1960	4	8513	N	N	2159 N 158TH ST
006	269710	0010	7/13/06	\$397,000	1290	600	8	1962	3	8398	N	N	2103 N 159TH ST
006	667250	0030	3/27/06	\$405,000	1290	660	8	1960	5	8160	N	N	15247 DENSMORE AVE N
006	182604	9253	2/13/07	\$464,000	1300	1300	8	1951	4	10965	N	N	15025 WALLINGFORD AVE N
006	364550	0130	7/20/05	\$374,000	1300	1100	8	1962	3	8220	N	N	14849 DENSMORE AVE N
006	288170	0077	4/20/06	\$430,000	1310	1170	8	1997	3	7200	N	N	15538 MERIDIAN AVE N
006	021750	0005	11/17/05	\$386,500	1330	690	8	1958	4	7800	N	N	14732 WALLINGFORD AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

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
006	021750	0010	11/2/07	\$470,000	1330	690	8	1958	4	7800	N	N	14726 WALLINGFORD AVE N
006	269710	0070	9/26/06	\$365,000	1330	800	8	1962	3	7200	N	N	2137 N 159TH ST
006	288170	0032	5/18/06	\$405,000	1340	980	8	1962	4	9972	N	N	2165 N 161ST PL
006	672470	0050	8/17/05	\$364,950	1350	1120	8	1961	3	7471	N	N	2138 N 156TH PL
006	213880	0080	1/19/06	\$357,500	1360	480	8	1962	3	7072	N	N	1154 N 146TH PL
006	364550	0050	11/10/05	\$379,000	1360	730	8	1962	3	7640	N	N	14836 DENSMORE AVE N
006	021750	0135	3/16/05	\$414,500	1400	640	8	1959	3	9565	N	N	14548 BURKE AVE N
006	364550	0030	7/29/05	\$376,500	1400	670	8	1962	3	7800	N	N	14848 DENSMORE AVE N
006	672470	0030	8/17/05	\$345,000	1430	520	8	1961	4	7473	N	N	2122 N 156TH PL
006	765590	0230	1/28/05	\$405,000	1540	1540	8	1964	3	10655	N	N	14527 WALLINGFORD AVE N
006	777130	0080	2/21/07	\$410,000	1570	0	8	1983	3	8160	N	N	2135 N 148TH ST
006	269710	0150	7/10/06	\$430,000	1630	880	8	1962	4	8613	N	N	2132 N 159TH ST
006	207170	0020	2/8/06	\$336,000	1700	0	8	1965	3	7737	N	N	2312 N 159TH ST
006	182604	9451	12/27/05	\$392,000	1740	320	8	1978	3	7610	N	N	2009 N 154TH PL
006	542230	0070	4/17/06	\$409,950	1840	0	8	1960	3	11411	N	N	1519 N 146TH ST
006	288170	0080	6/28/05	\$349,000	2220	0	8	1950	4	8930	N	N	2130 N 155TH ST
006	765590	0156	9/25/06	\$500,000	2390	0	8	1998	3	5992	N	N	1525 N 149TH CT
006	556210	0350	5/1/07	\$600,000	2410	0	8	2006	3	7907	N	N	1410 N 157TH ST
006	182604	9457	4/22/05	\$395,000	1660	0	9	1979	3	9720	N	N	1342 N 150TH ST
006	182604	9459	4/17/06	\$429,000	2180	730	9	1979	3	8989	N	N	1338 N 150TH ST
006	765590	0035	3/31/06	\$487,000	2400	0	9	2000	3	5499	N	N	2016 N 145TH ST
006	765590	0033	9/12/05	\$474,950	2500	0	9	2000	3	5825	N	N	2020 N 145TH ST
008	727610	0081	12/19/07	\$265,000	700	0	6	1936	3	4400	N	N	18329 STONE AVE N
008	727610	0081	4/22/05	\$206,500	700	0	6	1936	3	4400	N	N	18329 STONE AVE N
008	613910	0106	2/19/05	\$190,000	720	0	6	1949	3	8532	N	N	224 NE 180TH ST
008	039010	0015	8/24/05	\$250,000	770	0	6	1951	3	6000	N	N	17606 ASHWORTH AVE N
008	041410	0385	1/17/07	\$290,000	770	0	6	1950	3	7050	N	N	16135 STONE AVE N
008	041410	0405	8/21/06	\$350,000	770	300	6	1950	4	7050	N	N	16159 STONE AVE N
008	041410	0520	3/9/06	\$296,000	770	0	6	1949	5	6286	N	N	1219 N 161ST ST
008	041410	0535	9/13/05	\$239,750	770	0	6	1949	3	6798	N	N	1202 N 160TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	041410	0560	3/27/07	\$286,000	770	0	6	1949	4	10740	N	N	16107 MIDVALE AVE N
008	307350	0071	11/28/06	\$309,000	780	780	6	1941	4	7200	Y	N	17312 ASHWORTH AVE N
008	072604	9094	9/29/05	\$265,000	820	0	6	1952	4	6357	N	N	16729 ASHWORTH AVE N
008	184450	0045	4/13/07	\$339,000	820	0	6	1953	4	8320	N	N	18004 SUNNYSIDE AVE N
008	041410	0135	4/18/06	\$292,000	840	0	6	1948	4	7366	N	N	16346 STONE AVE N
008	041410	0170	3/29/05	\$269,000	840	0	6	1948	4	7500	N	N	16310 INTERLAKE AVE N
008	041410	0440	6/15/07	\$320,000	860	0	6	1949	4	7050	N	N	16142 MIDVALE AVE N
008	525330	0335	9/23/05	\$289,000	860	800	6	1942	4	7207	N	N	16746 ASHWORTH AVE N
008	613910	0091	8/29/06	\$277,500	880	0	6	1954	4	7770	N	N	18017 2ND AVE NE
008	613910	0160	3/14/06	\$285,000	880	0	6	1942	4	11502	N	N	18316 2ND AVE NE
008	613910	0127	8/23/05	\$269,950	940	0	6	1937	4	7201	N	N	18032 2ND AVE NE
008	041410	0580	12/19/07	\$297,000	980	0	6	1949	4	6869	N	N	16131 MIDVALE AVE N
008	370590	0221	11/22/06	\$316,500	1010	0	6	1952	4	7339	N	N	18029 WALLINGFORD AVE N
008	041410	0570	9/20/06	\$312,000	1040	0	6	1949	3	7271	N	N	16119 MIDVALE AVE N
008	041510	0090	5/16/06	\$314,950	1050	0	6	1955	3	7461	N	N	16009 DENSMORE AVE N
008	072604	9266	9/10/07	\$325,000	1050	0	6	1964	3	8580	N	N	17611 ASHWORTH AVE N
008	041410	0010	11/8/06	\$319,300	1060	0	6	1951	4	7428	N	N	1430 N 160TH ST
008	222470	0099	7/20/05	\$236,800	1060	0	6	1953	4	5645	N	N	18422 CORLISS AVE N
008	336890	0113	8/21/07	\$329,900	1060	0	6	1947	4	9210	N	N	2145 N 179TH ST
008	727610	0268	5/16/05	\$327,000	1070	0	6	1936	4	8925	N	N	18023 ASHWORTH AVE N
008	041410	0530	3/10/05	\$239,500	1080	0	6	1947	3	6088	N	N	1207 N 161ST ST
008	041410	0190	10/17/05	\$381,000	1090	350	6	1949	5	7500	N	N	16054 INTERLAKE AVE N
008	336890	0080	4/14/06	\$314,900	1090	0	6	1948	3	6200	N	N	2342 N 178TH ST
008	566630	0065	5/9/06	\$311,000	1110	0	6	1955	4	7000	N	N	1210 N 172ND ST
008	041410	0220	6/22/07	\$320,000	1130	0	6	1949	4	7465	N	N	16016 INTERLAKE AVE N
008	525330	0025	3/17/05	\$277,000	1170	0	6	1950	3	12166	N	N	16614 STONE AVE N
008	525330	0406	6/6/07	\$349,900	1170	0	6	1981	4	6016	N	N	1650 N 167TH ST
008	041410	0120	9/13/07	\$347,000	1180	0	6	1948	4	6600	N	N	1417 N 165TH ST
008	041410	0295	5/30/07	\$312,500	1180	0	6	1949	3	6552	N	N	16336 STONE AVE N
008	222470	0098	7/31/06	\$252,000	1180	0	6	1953	3	7247	N	N	18333 1ST AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	613910	0098	6/15/06	\$264,000	1180	0	6	1955	3	7400	N	N	18011 2ND AVE NE
008	041410	0345	12/15/05	\$284,500	1200	0	6	1949	4	6195	N	N	16106 STONE AVE N
008	222470	0145	2/21/06	\$294,500	1300	0	6	1953	3	7705	N	N	18052 SUNNYSIDE AVE N
008	370590	0259	3/28/06	\$308,000	1330	0	6	1954	4	7200	N	N	1619 N 180TH ST
008	566630	0035	6/14/07	\$334,000	1400	0	6	1955	4	7000	N	N	1229 N 173RD ST
008	184450	0025	6/15/06	\$326,500	1410	0	6	1953	4	7693	N	N	18023 SUNNYSIDE AVE N
008	041410	0605	1/20/05	\$265,550	1530	0	6	1949	4	6820	N	N	16161 MIDVALE AVE N
008	222470	0146	11/20/06	\$294,950	1640	0	6	1954	3	9585	N	N	18027 SUNNYSIDE AVE N
008	613910	0090	5/26/06	\$298,000	1650	0	6	1936	3	11200	N	N	18016 1ST AVE NE
008	740070	0076	9/14/06	\$300,000	910	0	7	1961	3	7140	N	N	17701 1ST AVE NE
008	525330	0375	11/20/06	\$397,100	940	240	7	1935	4	9678	N	N	1614 N 167TH ST
008	727610	0257	3/29/06	\$302,100	960	0	7	1916	3	8000	N	N	18045 ASHWORTH AVE N
008	041410	0630	7/6/06	\$359,950	980	0	7	1965	4	7470	N	N	16189 MIDVALE AVE N
008	041410	0630	3/15/06	\$290,000	980	0	7	1965	4	7470	N	N	16189 MIDVALE AVE N
008	566850	0005	2/27/07	\$339,300	990	520	7	1955	4	9072	N	N	16931 STONE AVE N
008	608410	0155	4/1/07	\$311,500	1010	0	7	1950	3	15575	N	N	18046 3RD AVE NE
008	182604	9278	7/1/05	\$300,000	1020	120	7	1954	3	8100	N	N	16346 ASHWORTH AVE N
008	208270	0015	11/18/05	\$285,000	1030	0	7	1952	4	7440	N	N	117 NE 180TH ST
008	336890	0085	7/11/07	\$365,500	1060	0	7	1999	4	9000	N	N	2323 N 179TH ST
008	370590	0025	2/22/07	\$295,000	1060	500	7	1955	3	7470	N	N	1809 N 185TH ST
008	660170	0040	7/6/07	\$409,000	1060	320	7	1961	4	8006	N	N	17732 CORLISS AVE N
008	660170	0060	5/4/06	\$379,950	1060	320	7	1961	4	8244	N	N	17731 CORLISS AVE N
008	525330	0014	4/21/05	\$306,700	1070	700	7	1962	3	7112	N	N	16520 STONE AVE N
008	525330	0019	1/5/06	\$317,000	1070	1040	7	1962	4	7318	N	N	16516 STONE AVE N
008	041410	0215	12/7/06	\$317,000	1090	140	7	1949	4	7500	N	N	16024 INTERLAKE AVE N
008	370590	0010	2/9/07	\$380,000	1090	680	7	1965	3	7200	N	N	1847 N 185TH ST
008	182604	9288	4/1/06	\$387,320	1100	1100	7	1954	4	8100	N	N	16352 ASHWORTH AVE N
008	041410	0200	7/7/05	\$310,000	1130	500	7	1949	4	7500	N	N	16042 INTERLAKE AVE N
008	072604	9308	4/18/05	\$310,000	1130	0	7	1977	3	7093	N	N	16721 STONE CT N
008	572750	0008	9/20/06	\$354,950	1140	1000	7	1956	4	8727	N	N	16722 MERIDIAN AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	336890	0051	2/11/05	\$263,000	1160	0	7	1959	3	7500	N	N	2330 N 179TH ST
008	572750	0015	6/23/05	\$339,000	1160	1090	7	1983	3	7329	N	N	16717 CORLISS PL N
008	572750	0019	9/12/05	\$357,500	1160	820	7	1983	4	7931	N	N	16723 CORLISS PL N
008	370590	0135	6/9/06	\$370,000	1170	1170	7	1960	3	8491	N	N	1855 N 183RD ST
008	525330	0276	7/18/05	\$359,950	1180	720	7	1972	4	7215	N	N	1827 N 167TH ST
008	370590	0101	7/27/06	\$359,000	1190	0	7	1952	3	11700	N	N	1638 N 183RD ST
008	783000	0080	9/21/07	\$411,500	1190	1070	7	1964	4	7564	N	N	16703 CORLISS AVE N
008	783010	0040	9/8/05	\$357,500	1190	860	7	1966	4	7650	N	N	16732 CORLISS PL N
008	222470	0031	8/27/07	\$367,000	1200	0	7	1955	4	7068	N	N	18415 CORLISS AVE N
008	525450	0040	8/22/07	\$399,000	1210	0	7	1973	4	6620	N	N	16637 STONE AVE N
008	613910	0030	11/27/06	\$275,000	1210	0	7	1948	3	9286	N	N	18340 1ST AVE NE
008	041410	0265	6/1/05	\$257,000	1220	0	7	1949	3	7200	N	N	16303 INTERLAKE AVE N
008	072604	9046	11/29/05	\$351,000	1220	0	7	1912	5	10492	N	N	1358 N 167TH ST
008	072604	9229	8/7/07	\$335,000	1220	0	7	1957	4	6046	N	N	17538 STONE AVE N
008	072604	9243	5/3/07	\$429,000	1220	500	7	1957	5	10150	N	N	1301 N 169TH ST
008	336890	0079	2/2/05	\$316,000	1220	600	7	1967	3	7486	N	N	17817 1ST AVE NE
008	613910	0135	4/18/06	\$368,900	1220	530	7	1961	4	9450	N	N	18044 2ND AVE NE
008	336890	0039	10/10/06	\$434,800	1220	680	7	1999	3	5124	N	N	2161 N 180TH ST
008	740070	0060	8/4/05	\$327,000	1230	460	7	1984	3	8393	N	N	17727 SUNNYSIDE CT N
008	783010	0050	4/24/07	\$365,000	1240	490	7	1966	4	7650	N	N	16726 CORLISS PL N
008	072604	9004	4/12/06	\$500,000	1250	680	7	1942	4	30230	N	N	1334 N 178TH ST
008	200000	0015	3/27/06	\$405,000	1250	690	7	1958	4	7713	N	N	17716 DENSMORE AVE N
008	200000	0025	8/3/05	\$360,000	1250	540	7	1958	4	8258	N	N	17717 DENSMORE AVE N
008	336890	0035	4/12/07	\$357,500	1250	630	7	1956	4	6870	N	N	2165 N 180TH ST
008	546750	0150	11/27/07	\$371,350	1250	1000	7	1962	4	7200	N	N	1827 N 178TH ST
008	546870	0035	1/26/07	\$412,000	1250	850	7	1960	3	12600	N	N	2304 N 172ND ST
008	608410	0015	12/14/07	\$320,000	1250	0	7	1957	3	11250	N	N	319 NE 185TH ST
008	740270	0010	8/23/07	\$389,000	1250	0	7	1954	4	7680	N	N	1351 N 176TH ST
008	740270	0010	10/10/05	\$329,000	1250	0	7	1954	4	7680	N	N	1351 N 176TH ST
008	111510	0040	6/21/07	\$340,000	1260	600	7	1979	3	12565	N	N	17922 2ND AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	525330	0257	11/1/07	\$370,000	1260	0	7	1955	3	9600	N	N	16612 WALLINGFORD AVE N
008	307350	0005	2/25/05	\$317,500	1270	1270	7	1955	3	11026	N	N	17620 ASHWORTH AVE N
008	370590	0206	3/23/06	\$278,900	1270	0	7	1959	3	7426	N	N	1647 N 183RD ST
008	041410	0085	8/30/06	\$328,000	1280	0	7	1948	3	6900	N	N	16333 ASHWORTH AVE N
008	041510	0120	3/31/05	\$310,000	1300	1100	7	1956	3	7330	N	N	16130 DENSMORE AVE N
008	525330	0037	7/13/05	\$357,450	1300	430	7	1956	4	7276	N	N	1303 N 167TH ST
008	547750	0005	5/31/07	\$450,000	1300	520	7	1959	4	8581	N	N	16056 WALLINGFORD AVE N
008	041510	0010	6/13/06	\$412,000	1320	700	7	1965	4	9702	N	N	16127 DENSMORE AVE N
008	370590	0050	10/5/07	\$435,000	1320	0	7	1918	5	9533	N	N	1615 N 185TH ST
008	525330	0007	7/13/07	\$310,000	1330	0	7	1951	4	7238	N	N	1310 N 165TH ST
008	041510	0075	6/3/05	\$270,000	1350	0	7	1954	3	6000	N	N	16008 ASHWORTH AVE N
008	525330	0514	7/26/07	\$380,000	1360	0	7	1986	4	10807	N	N	1850 N 167TH ST
008	525330	0486	11/30/05	\$394,500	1380	580	7	1971	4	7200	N	N	1816 N 167TH ST
008	525330	0006	3/6/06	\$346,000	1390	0	7	1951	4	7238	N	N	1316 N 165TH ST
008	525330	0476	7/13/07	\$431,000	1390	760	7	1969	4	9720	N	N	16720 WALLINGFORD AVE N
008	278310	0050	7/2/07	\$355,000	1400	0	7	1961	3	7405	N	N	17612 MERIDIAN AVE N
008	956110	0080	6/21/07	\$430,000	1400	900	7	1973	4	7927	N	N	17812 STONE AVE N
008	370590	0052	7/24/06	\$349,000	1410	0	7	1981	3	6872	N	N	1611 N 185TH ST
008	182604	9391	9/29/05	\$305,000	1430	0	7	1961	3	7500	N	N	16011 MERIDIAN AVE N
008	182604	9186	8/27/07	\$650,000	1450	310	7	1949	4	29100	N	N	16310 ASHWORTH AVE N
008	525330	0188	8/7/07	\$360,000	1450	0	7	1952	4	6000	N	N	16609 WALLINGFORD AVE N
008	525620	0040	6/9/06	\$330,000	1460	0	7	1958	4	8406	N	N	1139 N 166TH ST
008	187340	0020	1/14/05	\$330,000	1470	1080	7	1977	3	6695	N	N	17512 CORLISS AVE N
008	613910	0110	5/17/06	\$346,450	1470	0	7	1985	3	9450	N	N	18011 3RD AVE NE
008	727610	0020	3/19/07	\$383,500	1480	0	7	1929	3	12675	N	N	1335 N 185TH ST
008	783000	0130	8/24/05	\$300,000	1490	0	7	1962	4	7650	N	N	16740 CORLISS AVE N
008	566630	0245	8/1/06	\$339,900	1500	0	7	1955	4	7688	N	N	17117 MIDVALE AVE N
008	072604	9228	5/10/07	\$365,000	1510	0	7	1957	4	7800	N	N	17815 ASHWORTH AVE N
008	566630	0180	7/26/06	\$335,000	1530	0	7	1955	4	7000	N	N	1216 N 171ST ST
008	072604	9321	3/22/05	\$349,000	1530	0	7	1997	3	6709	N	N	17609 ASHWORTH AVE N

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Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	072604	9181	1/17/06	\$361,000	1540	1480	7	1964	4	4819	N	N	17317 ASHWORTH AVE N
008	740270	0030	5/18/05	\$325,500	1550	0	7	1954	3	9150	N	N	1323 N 176TH ST
008	072604	9186	5/10/05	\$325,000	1570	0	7	1952	3	7882	N	N	16715 ASHWORTH AVE N
008	370590	0110	6/20/07	\$375,000	1590	400	7	1921	4	7800	N	N	18322 WALLINGFORD AVE N
008	041520	0070	9/21/05	\$326,950	1600	0	7	1965	4	6115	N	N	16025 WALLINGFORD AVE N
008	727610	0140	11/2/06	\$406,500	1620	0	7	2002	3	5065	N	N	18301 STONE AVE N
008	072604	9193	8/30/05	\$320,000	1660	0	7	1954	3	9055	N	N	1339 N 178TH ST
008	727610	0173	4/26/07	\$369,950	1660	0	7	1970	3	7920	N	N	18040 STONE AVE N
008	783000	0150	12/23/05	\$359,000	1710	0	7	1961	4	7650	N	N	16726 CORLISS AVE N
008	072604	9328	2/24/05	\$357,000	1720	0	7	2004	3	3767	N	N	1264 N 173RD ST
008	370590	0040	4/10/07	\$359,000	1830	0	7	1918	4	8903	N	N	1707 N 185TH ST
008	740270	0015	2/16/07	\$340,000	1870	0	7	1954	4	7680	N	N	1343 N 176TH ST
008	525620	0045	11/21/05	\$330,000	1940	0	7	1958	4	8406	N	N	1133 N 166TH ST
008	525330	0243	11/14/06	\$395,000	1960	0	7	1955	4	10559	N	N	16520 WALLINGFORD AVE N
008	636850	0080	1/10/06	\$382,000	2000	0	7	1978	3	7201	N	N	17305 STONE CT N
008	525660	0060	3/8/07	\$362,500	2050	0	7	1962	4	7230	N	N	16329 WALLINGFORD AVE N
008	041410	0420	12/11/07	\$340,000	2250	0	7	1950	4	8012	N	N	16166 MIDVALE AVE N
008	525330	0435	5/24/05	\$340,000	2620	0	7	1942	4	8109	N	N	16755 WALLINGFORD AVE N
008	525330	0390	5/23/05	\$381,000	2730	0	7	1982	4	6000	N	N	1644 N 167TH ST
008	307350	0078	7/26/06	\$379,950	2780	900	7	1960	3	10800	N	N	17200 ASHWORTH AVE N
008	361060	0010	7/23/07	\$465,000	1060	1060	8	1978	4	7640	N	N	17801 STONE AVE N
008	041510	0050	10/23/06	\$421,000	1120	600	8	1956	4	6000	N	N	16120 ASHWORTH AVE N
008	072604	9133	11/19/07	\$514,848	1120	670	8	1950	4	23082	N	N	16743 ASHWORTH AVE N
008	278310	0290	9/30/05	\$370,000	1160	1100	8	1962	4	7620	N	N	2155 N 176TH ST
008	222470	0045	8/29/05	\$344,900	1170	730	8	1959	4	8057	N	N	18318 MERIDIAN AVE N
008	546750	0010	10/12/07	\$390,000	1170	550	8	1962	3	7352	N	N	1859 N 177TH ST
008	182604	9274	11/21/06	\$405,250	1200	700	8	1954	4	8405	N	N	16358 ASHWORTH AVE N
008	546910	0010	2/21/07	\$369,200	1200	580	8	1960	4	7260	N	N	16048 WALLINGFORD AVE N
008	546770	0030	4/23/07	\$425,000	1240	500	8	1964	3	8584	N	N	18015 WAYNE AVE N
008	740070	0065	8/13/07	\$410,000	1260	1320	8	1984	3	7926	N	N	17730 SUNNYSIDE CT N



**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	525650	0025	10/30/06	\$376,000	1280	370	8	1959	3	10358	N	N	16330 DENSMORE AVE N
008	370590	0036	6/14/05	\$379,000	1315	900	8	1998	3	5434	N	N	1711 N 185TH ST
008	278310	0350	8/7/06	\$427,000	1320	500	8	1962	4	7440	N	N	2119 N 176TH ST
008	278310	0350	9/29/05	\$379,000	1320	500	8	1962	4	7440	N	N	2119 N 176TH ST
008	370590	0277	8/2/05	\$408,000	1330	930	8	1997	3	7874	N	N	17822 ASHWORTH AVE N
008	608410	0026	10/17/05	\$414,000	1340	930	8	2000	3	5249	N	N	329 N 185TH ST
008	072604	9146	6/8/05	\$317,000	1350	450	8	1965	4	4011	N	N	17301 ASHWORTH AVE N
008	525580	0035	8/19/05	\$399,950	1350	670	8	1958	4	8494	N	N	16520 DENSMORE AVE N
008	546900	0150	11/15/07	\$448,000	1360	0	8	1960	5	7946	N	N	16011 BURKE AVE N
008	222470	0036	6/3/05	\$334,000	1390	800	8	1962	3	8755	N	N	18334 MERIDIAN AVE N
008	370590	0236	8/29/05	\$370,000	1440	750	8	1962	3	7406	N	N	1616 N 180TH ST
008	222470	0112	4/13/05	\$397,350	1450	1000	8	1964	4	10710	N	N	18336 SUNNYSIDE AVE N
008	072604	9330	3/28/05	\$419,950	1460	990	8	2005	3	5254	N	N	17309 ASHWORTH AVE N
008	546750	0160	8/1/06	\$372,000	1470	570	8	1962	3	7200	N	N	1819 N 178TH ST
008	525650	0010	10/4/06	\$430,000	1480	1000	8	1960	4	9296	N	N	16348 DENSMORE AVE N
008	182604	9332	12/19/05	\$390,000	1500	920	8	1982	4	8100	N	N	16335 DENSMORE AVE N
008	525330	0297	11/20/07	\$500,000	1510	430	8	1991	3	7453	N	N	1853 N 167TH ST
008	072604	9331	2/17/05	\$419,950	1520	1010	8	2005	3	5105	N	N	17313 ASHWORTH AVE N
008	546781	0070	11/3/06	\$432,000	1540	600	8	1966	3	7524	N	N	17817 BURKE PL N
008	182604	9423	7/14/06	\$499,500	1720	820	8	1944	3	19560	N	N	16322 WALLINGFORD AVE N
008	222470	0132	4/25/07	\$372,000	1800	0	8	1959	4	9123	N	N	18304 SUNNYSIDE AVE N
008	546870	0210	5/11/06	\$380,000	1800	0	8	1959	3	10725	N	N	2125 N 171ST ST
008	230320	0080	10/5/05	\$392,000	1890	0	8	2001	3	3261	N	N	1314 N 182ND PL
008	230320	0010	5/18/05	\$370,000	1900	0	8	2000	3	4212	N	N	1301 N 182ND PL
008	546870	0105	5/26/05	\$397,000	2000	0	8	1959	5	8400	N	N	2117 N 172ND ST
008	546870	0110	4/17/06	\$360,000	2000	0	8	1959	4	8400	N	N	2111 N 172ND ST
008	613910	0105	10/27/06	\$399,950	2000	500	8	1980	3	12714	N	N	212 NE 180TH ST
008	546900	0040	3/29/06	\$370,000	2030	0	8	1960	3	11294	N	N	16006 BURKE AVE N
008	230320	0090	7/18/07	\$450,000	2060	0	8	2001	3	3858	N	N	1310 N 182ND PL
008	546900	0070	9/13/07	\$397,700	2080	0	8	1960	4	8069	N	N	16028 BURKE AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	182604	9499	4/6/06	\$425,000	2110	0	8	1999	3	5390	N	N	2011 N 163RD PL
008	182604	9501	11/27/06	\$465,000	2110	0	8	1999	4	5005	N	N	2004 N 163RD PL
008	370590	0117	6/11/07	\$545,000	2180	0	8	1997	3	7468	N	N	18318 WALLINGFORD AVE N
008	370590	0285	8/25/06	\$515,000	2260	550	8	1977	4	15148	N	N	17805 WALLINGFORD AVE N
008	546580	0005	11/1/07	\$458,900	2290	1100	8	1960	4	8593	N	N	1925 N 170TH ST
008	525330	0167	5/26/05	\$432,000	2310	0	8	2004	3	5377	N	N	16539 DENSMORE AVE N
008	525330	0169	4/20/05	\$424,950	2310	0	8	2004	3	5610	N	N	16535 DENSMORE AVE N
008	370590	0031	3/15/06	\$439,950	2530	0	8	1987	3	7200	N	N	18329 WALLINGFORD AVE N
008	546580	0085	7/18/05	\$465,000	2530	950	8	1959	4	8310	N	N	16733 BURKE AVE N
008	636850	0010	7/28/06	\$423,000	2650	0	8	1978	4	7050	N	N	17312 STONE CT N
008	636850	0020	12/15/06	\$420,000	2650	0	8	1978	4	7040	N	N	17332 STONE CT N
008	029363	0070	5/18/05	\$412,500	1470	920	9	2000	3	3145	N	N	1337 N 174TH PL
008	072604	9327	3/23/05	\$399,950	1490	800	9	2005	3	4087	N	N	17307 ASHWORTH AVE N
008	072604	9329	1/20/05	\$399,950	1490	800	9	2004	3	4105	N	N	17323 ASHWORTH AVE N
008	546870	0191	7/11/06	\$518,000	2440	0	9	2005	3	5200	N	N	17003 CORLISS AVE N
008	546870	0191	4/22/05	\$423,600	2440	0	9	2005	3	5200	N	N	17003 CORLISS AVE N
008	222470	0107	11/29/05	\$552,000	2710	0	9	2005	3	7478	N	N	18334 CORLISS AVE N
008	222470	0114	5/19/06	\$624,900	2710	0	9	2005	3	7873	N	N	18336 CORLISS AVE N
008	222470	0100	5/10/05	\$519,000	2810	0	9	2005	3	7200	N	N	18320 CORLISS AVE N
008	222470	0108	6/26/06	\$624,900	2810	0	9	2006	3	8449	N	N	18338 CORLISS AVE N
008	613910	0161	5/11/07	\$600,000	2900	0	9	2007	3	7500	N	N	18310 2ND AVE NE

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	062604	9011	6/29/06	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	062604	9063	8/2/06	\$475,000	NO MARKET EXPOSURE
002	062604	9063	5/24/06	\$285,000	NO MARKET EXPOSURE
002	107210	0045	10/23/05	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	107510	0010	2/10/06	\$120,000	NON-REPRESENTATIVE SALE
002	107510	0115	8/27/07	\$176,769	STATEMENT TO DOR
002	107610	0015	6/8/06	\$347,000	%COMPL
002	107910	0050	10/13/05	\$305,000	OBSOLESCENCE
002	164350	0045	5/30/06	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	164350	0047	6/27/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	164350	0090	10/24/07	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	222290	0081	6/7/07	\$495,000	1 OF ONLY 4 WATERFRONT SALES
002	222290	0081	10/20/05	\$416,300	1 OF ONLY 4 WATERFRONT SALES
002	222290	0084	2/15/07	\$465,000	1 OF ONLY 4 WATERFRONT SALES
002	222290	0084	8/12/05	\$399,950	1 OF ONLY 4 WATERFRONT SALES
002	222290	0102	5/21/07	\$405,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	222410	0043	1/10/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	242690	0020	5/17/06	\$313,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	269730	0030	6/2/06	\$343,740	NO MARKET EXPOSURE
002	280710	0085	7/24/06	\$362,450	OBSOLESCENCE
002	280710	0185	9/20/07	\$309,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	398530	0333	12/27/05	\$370,000	DIAGNOSTIC OUTLIER
002	421391	0040	3/26/07	\$147,519	RELATED PARTY, FRIEND, OR NEIGHBOR
002	421391	0040	9/28/06	\$144,000	STATEMENT TO DOR
002	446590	0015	11/17/07	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	446590	0020	9/28/07	\$121,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	446590	0030	11/7/05	\$265,000	DIAGNOSTIC OUTLIER
002	566610	0015	7/21/05	\$274,740	DIAGNOSTIC OUTLIER
002	566610	0040	12/15/05	\$210,000	DIAGNOSTIC OUTLIER
002	566610	0080	7/5/06	\$265,000	NO MARKET EXPOSURE
002	618770	0040	2/16/06	\$250,000	ONLY FAIR CONDITION HOME
002	618770	0305	7/25/05	\$300,000	UNFINISHED AREA
002	618770	0350	7/2/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	618770	0375	10/20/05	\$249,195	DIAGNOSTIC OUTLIER
002	664800	0025	6/23/06	\$395,000	NO MARKET EXPOSURE
002	664800	0035	1/27/06	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	760970	0005	3/9/05	\$270,000	DIAGNOSTIC OUTLIER
002	776100	0030	3/14/05	\$41,656	RELATED PARTY, FRIEND, OR NEIGHBOR
002	776100	0070	10/9/06	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	776740	0050	5/4/07	\$107,428	RELATED PARTY, FRIEND, OR NEIGHBOR
002	873010	0005	6/14/06	\$302,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	873010	0035	4/8/05	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	021750	0010	4/20/07	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	055810	0130	6/21/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	180390	0055	2/17/05	\$257,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	182604	9190	1/9/06	\$472,000	DIAGNOSTIC OUTLIER
006	182604	9253	5/10/05	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	182604	9261	10/30/06	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	182604	9304	4/3/06	\$230,000	NON-REPRESENTATIVE SALE
006	182604	9362	6/14/06	\$16,454	DOR RATIO;GOVERNMENT AGENCY
006	255050	0050	2/25/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	288170	0086	7/13/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	288170	0120	8/10/07	\$160,700	RELATED PARTY, FRIEND, OR NEIGHBOR
006	288170	0363	8/30/07	\$419,000	DIAGNOSTIC OUTLIER
006	288170	0473	6/13/06	\$242,000	NO MARKET EXPOSURE
006	288170	0526	9/19/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	288170	0544	6/10/05	\$214,000	NO MARKET EXPOSURE
006	288170	0570	8/2/05	\$288,000	NO MARKET EXPOSURE
006	288170	0582	6/15/06	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	310450	0035	2/17/06	\$29,878	DOR RATIO;STATEMENT TO DOR
006	364550	0070	4/18/05	\$4,580	RELATED PARTY, FRIEND, OR NEIGHBOR
006	392820	0040	6/5/07	\$359,000	GOVERNMENT AGENCY
006	440270	0249	11/4/05	\$208,500	NON-REPRESENTATIVE SALE
006	440270	0255	8/28/07	\$585,000	DIAGNOSTIC OUTLIER
006	440270	0505	7/8/05	\$216,666	SEGREGATION AND/OR MERGER
006	440270	0705	9/28/06	\$273,775	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	517370	0030	5/23/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546920	0020	3/13/07	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	556210	0155	3/6/06	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	556210	0165	11/27/06	\$10,000	DOR RATIO;QUIT CLAIM DEED
006	556210	0245	11/11/06	\$114,196	RELATED PARTY, FRIEND, OR NEIGHBOR
006	556210	0395	12/13/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	667190	0060	12/22/05	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	667190	0115	8/24/07	\$156,604	STATEMENT TO DOR
006	667190	0225	6/27/07	\$48,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	667250	0020	9/10/07	\$90,000	NON-REPRESENTATIVE SALE
006	667250	0030	7/28/05	\$260,000	NON-REPRESENTATIVE SALE
006	667294	0030	8/31/06	\$449,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	684350	0010	1/18/05	\$175,000	NON-REPRESENTATIVE SALE
006	684360	0030	3/23/07	\$330,000	STATEMENT TO DOR
006	684360	0110	9/7/05	\$335,000	NO MARKET EXPOSURE
006	765590	0040	11/29/06	\$80,000	STATEMENT TO DOR
006	765590	0042	10/11/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	765590	0161	6/9/05	\$389,900	UNFINISHED AREA
006	765590	0182	4/12/07	\$682,000	DIAGNOSTIC OUTLIER
006	765590	0252	8/4/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	777130	0090	4/27/06	\$292,800	RELATED PARTY, FRIEND, OR NEIGHBOR
008	039010	0075	4/10/06	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	041410	0120	8/30/05	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	041410	0405	7/19/07	\$315,000	FORCED SALE
008	041410	0445	1/25/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	041410	0666	1/11/05	\$345,000	OBSOLESCENCE
008	111510	0025	7/28/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	182604	9205	1/22/07	\$535,000	OBSOLESCENCE
008	182604	9333	9/22/05	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	182604	9344	1/28/06	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	184450	0045	6/2/06	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	184470	0010	6/7/06	\$365,000	UNFINISHED AREA
008	200000	0015	8/5/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222470	0033	2/18/05	\$240,000	OBSOLESCENCE
008	222470	0098	6/7/05	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222470	0103	2/23/05	\$259,500	DIAGNOSTIC OUTLIER
008	222470	0125	11/10/05	\$131,591	RELATED PARTY, FRIEND, OR NEIGHBOR
008	222470	0143	3/8/07	\$40,000	DOR RATIO;QUIT CLAIM DEED
008	230320	0020	3/9/07	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	230320	0100	6/21/06	\$328,000	DIAGNOSTIC OUTLIER
008	278310	0110	10/11/05	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	307350	0022	10/20/05	\$228,000	DIAGNOSTIC OUTLIER
008	307350	0054	6/1/06	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	307350	0059	7/10/07	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	307350	0060	10/3/06	\$165,000	NON-REPRESENTATIVE SALE
008	307350	0071	5/17/05	\$189,397	RELATED PARTY, FRIEND, OR NEIGHBOR
008	336890	0042	12/29/05	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	336890	0051	1/28/05	\$263,000	RELOCATION - SALE TO SERVICE;
008	336890	0071	8/24/06	\$154,882	RELATED PARTY, FRIEND, OR NEIGHBOR
008	336890	0085	5/9/05	\$281,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	366350	0030	8/10/06	\$380,725	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	370590	0050	9/21/06	\$397,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	370590	0207	2/15/05	\$214,000	DIAGNOSTIC OUTLIER
008	370590	0238	4/24/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	370590	0298	4/14/06	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	370590	0308	9/26/06	\$300,000	DIAGNOSTIC OUTLIER
008	525330	0019	1/5/06	\$317,000	NON-REPRESENTATIVE SALE
008	525330	0243	9/1/05	\$331,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	525330	0245	6/12/07	\$131,782	RELATED PARTY, FRIEND, OR NEIGHBOR
008	525330	0318	6/22/05	\$260,000	NO MARKET EXPOSURE
008	525330	0319	1/7/05	\$268,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	525330	0416	4/1/05	\$230,000	NON-REPRESENTATIVE SALE
008	546580	0055	12/28/05	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	546780	0030	4/27/05	\$405,000	UNFINISHED AREA
008	546781	0060	11/9/05	\$78,188	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis  
Area 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	546870	0115	2/7/07	\$184,448	QUIT CLAIM DEED
008	546900	0150	6/11/07	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	566630	0035	8/7/06	\$119,500	EXEMPT FROM EXCISE TAX
008	566630	0035	12/15/05	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	566630	0195	2/8/06	\$343,000	OBSOLESCENCE
008	572750	0561	2/13/06	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	608410	0166	4/10/05	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	613910	0070	6/27/06	\$225,000	NON-REPRESENTATIVE SALE
008	613910	0098	4/30/07	\$86,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	613910	0190	6/21/06	\$340,000	DIAGNOSTIC OUTLIER
008	636850	0020	5/18/05	\$112,332	RELATED PARTY, FRIEND, OR NEIGHBOR
008	727610	0040	3/9/06	\$54,208	RELATED PARTY, FRIEND, OR NEIGHBOR
008	727610	0065	12/14/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	727610	0082	10/16/06	\$300,000	UNFINISHED AREA
008	740070	0037	9/22/06	\$92,598	STATEMENT TO DOR
008	740070	0054	3/14/05	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	740070	0076	11/11/05	\$169,500	NON-REPRESENTATIVE SALE
008	740270	0045	8/22/06	\$353,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	779650	0040	5/16/06	\$280,883	QUIT CLAIM DEED
008	783000	0120	3/30/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	783010	0050	7/27/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	913450	0020	11/23/05	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 0.996%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +11.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## Area 89 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.996.

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.
6	97	0.870	0.992	14.0%	0.968	1.016
7	319	0.876	1.001	14.3%	0.989	1.013
8	122	0.889	0.988	11.1%	0.971	1.004
9	19	0.927	0.984	6.1%	0.942	1.026
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	19	0.876	0.991	13.1%	0.940	1.042
1941-1950	97	0.867	0.995	14.8%	0.971	1.019
1951-1960	233	0.876	0.998	13.9%	0.985	1.011
1961-1970	98	0.894	0.999	11.8%	0.978	1.020
1971-1980	33	0.873	0.986	12.9%	0.950	1.022
1981-1990	27	0.854	0.980	14.7%	0.929	1.031
1991-2000	22	0.895	0.987	10.3%	0.947	1.027
>2000	28	0.923	0.999	8.2%	0.958	1.040
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	326	0.903	0.996	10.3%	0.984	1.008
Good	215	0.850	0.996	17.1%	0.982	1.009
Very Good	16	0.850	0.979	15.2%	0.931	1.028
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	432	0.881	1.000	13.5%	0.990	1.010
1.5	56	0.868	0.973	12.0%	0.943	1.002
>1.5	69	0.889	0.988	11.1%	0.963	1.012
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	23	0.857	0.992	15.8%	0.940	1.045
801-1000	56	0.902	1.007	11.6%	0.978	1.035
1001-1200	129	0.878	0.999	13.8%	0.979	1.019
1201-1500	204	0.879	0.992	13.0%	0.978	1.007
1501-2000	88	0.871	0.996	14.4%	0.974	1.018
2001-2500	35	0.907	0.993	9.6%	0.956	1.031
2501-3000	16	0.903	0.988	9.4%	0.936	1.041
3001-5000	6	0.842	0.982	16.6%	0.886	1.078



## Area 89 Physical Inspection Ratio Confidence Intervals

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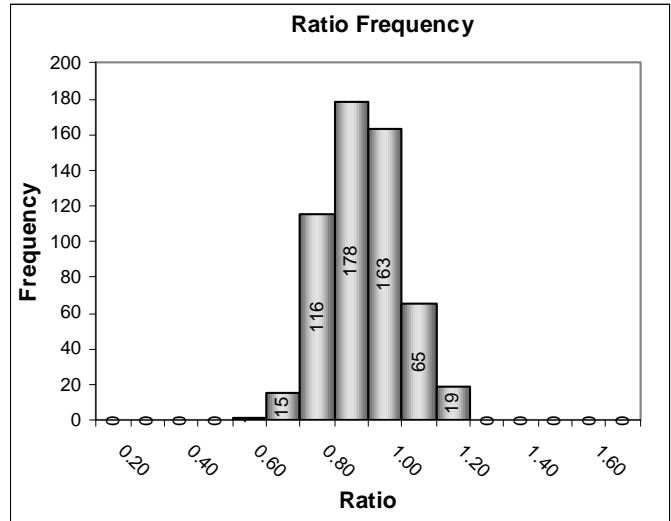
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	555	0.881	0.996	13.0%	0.987	1.005
Y	2	0.779	0.902	15.8%	-0.903	2.707
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	199	0.876	0.991	13.2%	0.974	1.008
6	149	0.891	0.989	11.0%	0.972	1.005
8	209	0.879	1.004	14.2%	0.991	1.017
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3000-7000	104	0.893	1.023	14.6%	0.999	1.048
7001-9000	333	0.880	0.986	12.0%	0.975	0.998
12001-15000	19	0.878	0.988	12.5%	0.932	1.044
15001-1 Acre	9	0.754	0.986	30.8%	0.908	1.063
YrBlt/Ren < 1941 Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	538	0.881	0.996	13.0%	0.986	1.005
Y	19	0.876	0.991	13.1%	0.940	1.042
AGLA > 3000 Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	551	0.881	0.995	12.9%	0.987	1.004
Y	6	0.842	0.982	16.6%	0.886	1.078
Lot Size >= 15000 Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	547	0.884	0.996	12.7%	0.987	1.005
Y	10	0.756	0.980	29.5%	0.909	1.050
Covered Parking > 400 Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	341	0.885	0.999	12.9%	0.988	1.011
Y	216	0.875	0.990	13.2%	0.977	1.004
Neighborhood	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	19	0.912	0.998	9.4%	0.958	1.037
2	148	0.901	0.993	10.2%	0.976	1.010
3	144	0.867	0.999	15.2%	0.979	1.019

## Physical Inspection Ratio Study Report (Before)

### 2007 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 06/04/2008	<b>Sales Dates:</b> 1/2005- 12/2007
<b>Area</b> 89	<b>Appr ID:</b> bsim	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	557
Mean Assessed Value	313,900
Mean Sales Price	356,300
Standard Deviation AV	61,963
Standard Deviation SP	74,723
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.890
Median Ratio	0.885
Weighted Mean Ratio	0.881
<b>UNIFORMITY</b>	
Lowest ratio	0.597
Highest ratio:	1.186
Coefficient of Dispersion	9.92%
Standard Deviation	0.109
Coefficient of Variation	12.21%
Price Related Differential (PRD)	1.010
<b>RELIABILITY</b>	
95% Confidence: Median	
Lower limit	0.873
Upper limit	0.896
95% Confidence: Mean	
Lower limit	0.881
Upper limit	0.899
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4133
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	557
Conclusion:	OK
<b>NORMALITY</b>	
Binomial Test	
# ratios below mean:	290
# ratios above mean:	267
z:	0.975
Conclusion:	Normal*
*i.e. no evidence of non-normality	



#### COMMENTS:

1 to 3 Unit Residences throughout area 89

## Physical Inspection Ratio Study Report (After)

### 2008 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2008	Date of Report: 06/04/2008	Sales Dates: 1/2005 - 12/2007												
Area 89	Appr ID: bsim	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>92</td></tr><tr><td>0.90</td><td>188</td></tr><tr><td>1.00</td><td>172</td></tr><tr><td>1.10</td><td>78</td></tr><tr><td>1.20</td><td>22</td></tr></tbody></table>		Ratio	Frequency	0.80	92	0.90	188	1.00	172	1.10	78	1.20	22
Ratio	Frequency														
0.80	92														
0.90	188														
1.00	172														
1.10	78														
1.20	22														
Sample size (n)	557														
Mean Assessed Value	354,700														
Mean Sales Price	356,300														
Standard Deviation AV	63,874														
Standard Deviation SP	74,723														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	1.006														
Median Ratio	1.000														
Weighted Mean Ratio	0.996														
UNIFORMITY															
Lowest ratio	0.755														
Highest ratio:	1.458														
Coefficient of Dispersion	8.57%														
Standard Deviation	0.107														
Coefficient of Variation	10.61%														
Price Related Differential (PRD)	1.011														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.986														
Upper limit	1.010														
95% Confidence: Mean															
Lower limit	0.998														
Upper limit	1.015														
SAMPLE SIZE EVALUATION															
N (population size)	4133														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.107														
Recommended minimum:	18														
Actual sample size:	557														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	294														
# ratios above mean:	263														
z:	1.314														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 89  
  
Both assessment level and uniformity have been improved by application of the recommended values.

#### COMMENTS:

1 to 3 Unit Residences throughout area 89

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

### **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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*





## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

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

Email: [assessor.info@kingcounty.gov](mailto: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

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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