

Residential Revalue

2012 Assessment Roll

East Shoreline

Area 3

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Seattle, WA 98104-2384

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Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

East Shoreline

Housing



Grade 5/ Year Built 1939/ Total Living Area 720



Grade 6/ Year Built 1948/ Total Living Area 910



Grade 7/ Year Built 1948/ Total Living Area 1690



Grade 8/ Year Built 1965/ Total Living Area 2710



Grade 9/ Year Built 2007/ Total Living Area 3340



Grade10/Year Built 1993/Total Living Area3380

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.

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: E Shoreline / 3
 Number of Improved Sales: 340
 Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$131,000	\$129,600	\$260,600			
2012 Value	\$124,600	\$104,500	\$229,100	\$247,100	92.7%	10.98%
Change	-\$6,400	-\$25,100	-\$31,500			
% Change	-4.9%	-19.4%	-12.1%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

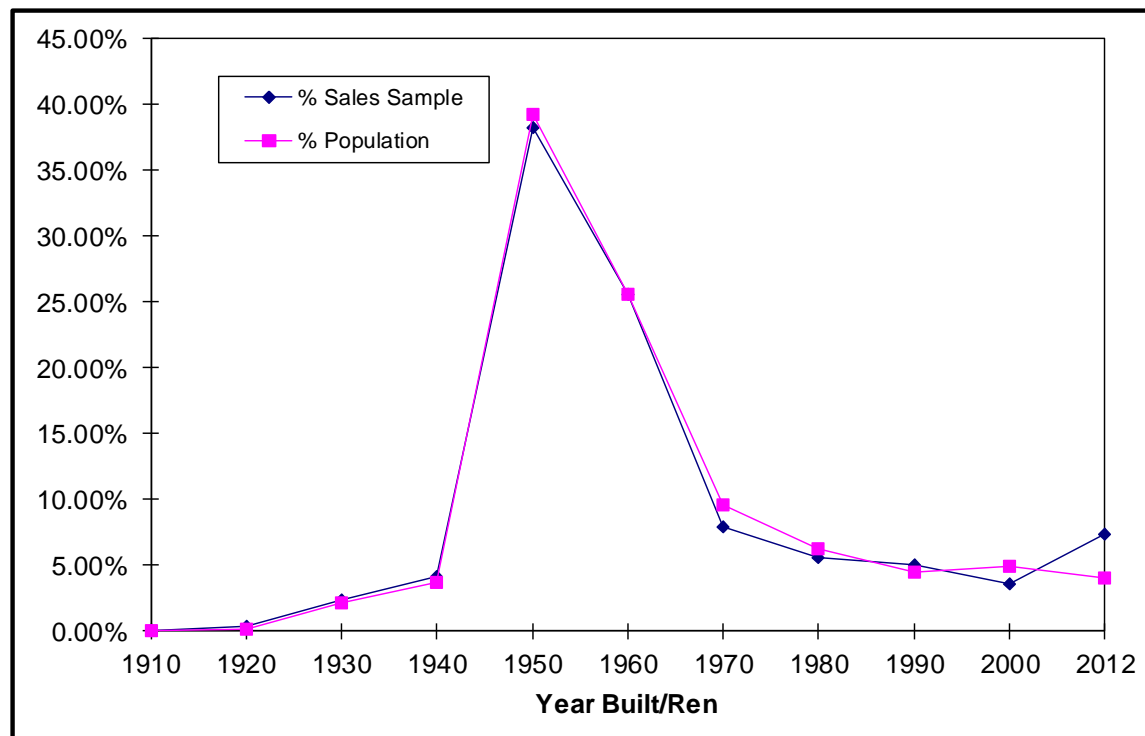
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$132,600	\$127,300	\$259,900
2012 Value	\$127,100	\$98,500	\$225,600
Percent Change	-4.1%	-22.6%	-13.2%

Number of one to three unit residences in the population: 5174

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.29%
1930	8	2.35%
1940	14	4.12%
1950	130	38.24%
1960	87	25.59%
1970	27	7.94%
1980	19	5.59%
1990	17	5.00%
2000	12	3.53%
2012	25	7.35%
	340	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	9	0.17%
1930	112	2.16%
1940	193	3.73%
1950	2031	39.25%
1960	1325	25.61%
1970	493	9.53%
1980	321	6.20%
1990	228	4.41%
2000	253	4.89%
2012	206	3.98%
	5174	

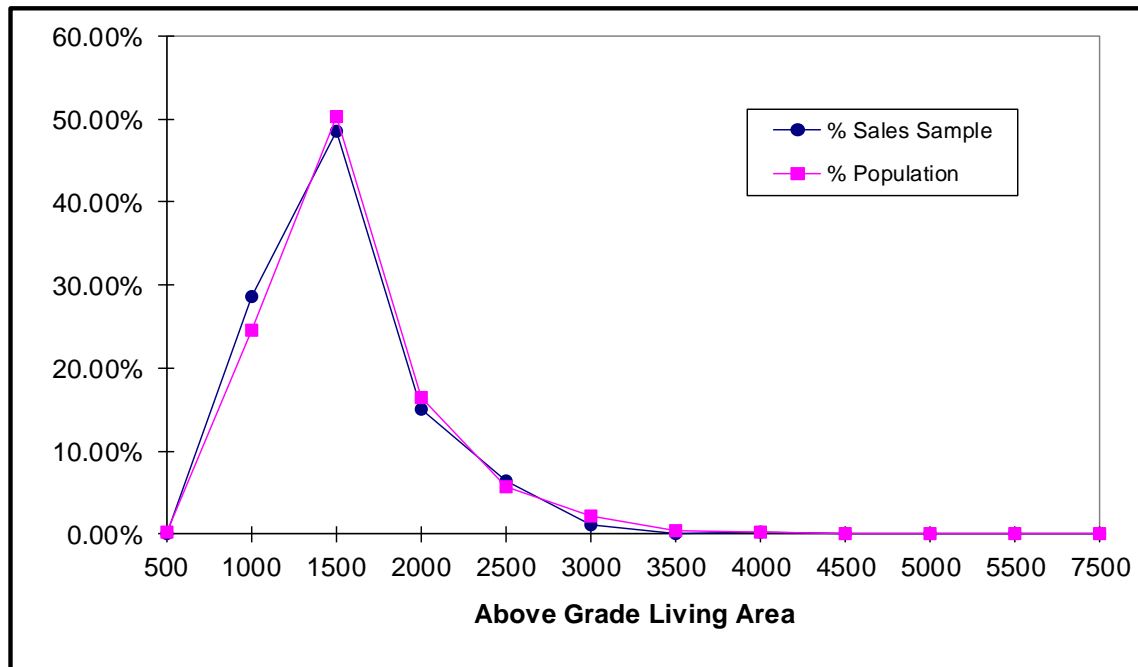


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	97	28.53%
1500	165	48.53%
2000	51	15.00%
2500	22	6.47%
3000	4	1.18%
3500	0	0.00%
4000	1	0.29%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	340	

Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	1273	24.60%
1500	2606	50.37%
2000	848	16.39%
2500	291	5.62%
3000	112	2.16%
3500	24	0.46%
4000	10	0.19%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5174	

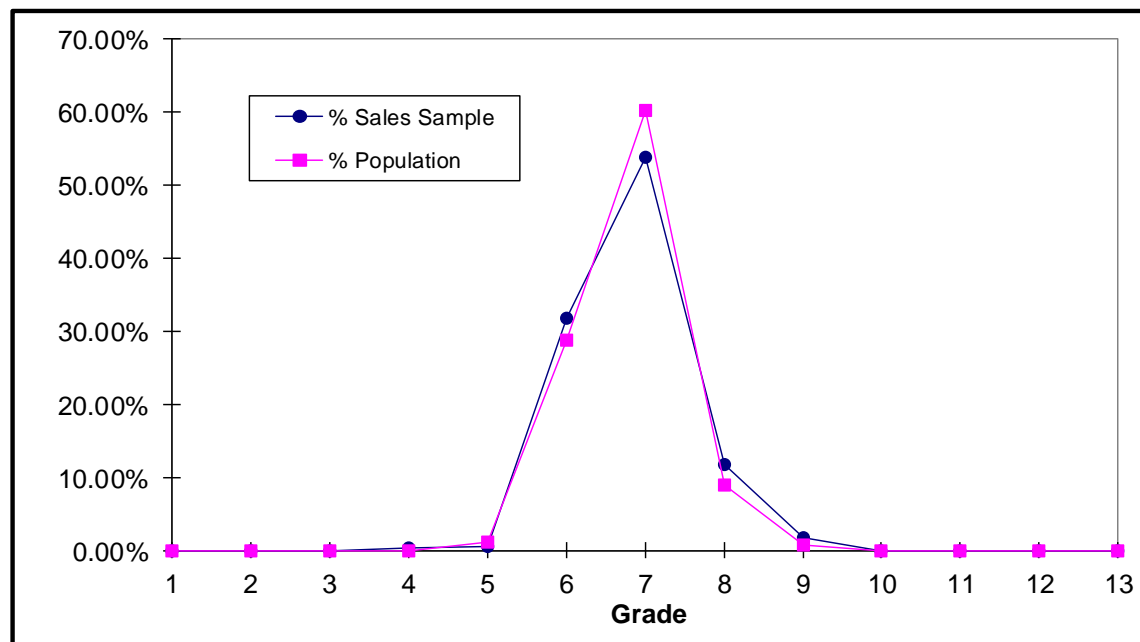


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.29%
5	2	0.59%
6	108	31.76%
7	183	53.82%
8	40	11.76%
9	6	1.76%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
340		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.06%
5	58	1.12%
6	1487	28.74%
7	3115	60.20%
8	468	9.05%
9	40	0.77%
10	3	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5174		



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.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll

(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 3---East Shoreline

Boundaries:

The southern boundary of this area is the city limits of Seattle at N 145th Street. The western boundary runs along the Interstate 5 freeway. The northern boundary is at the King /Snohomish County line. The eastern boundary runs along the western border of Lake Forest Park beginning north at 30th Ave NE and south to Bothell Way NE at NE 145th St.

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.

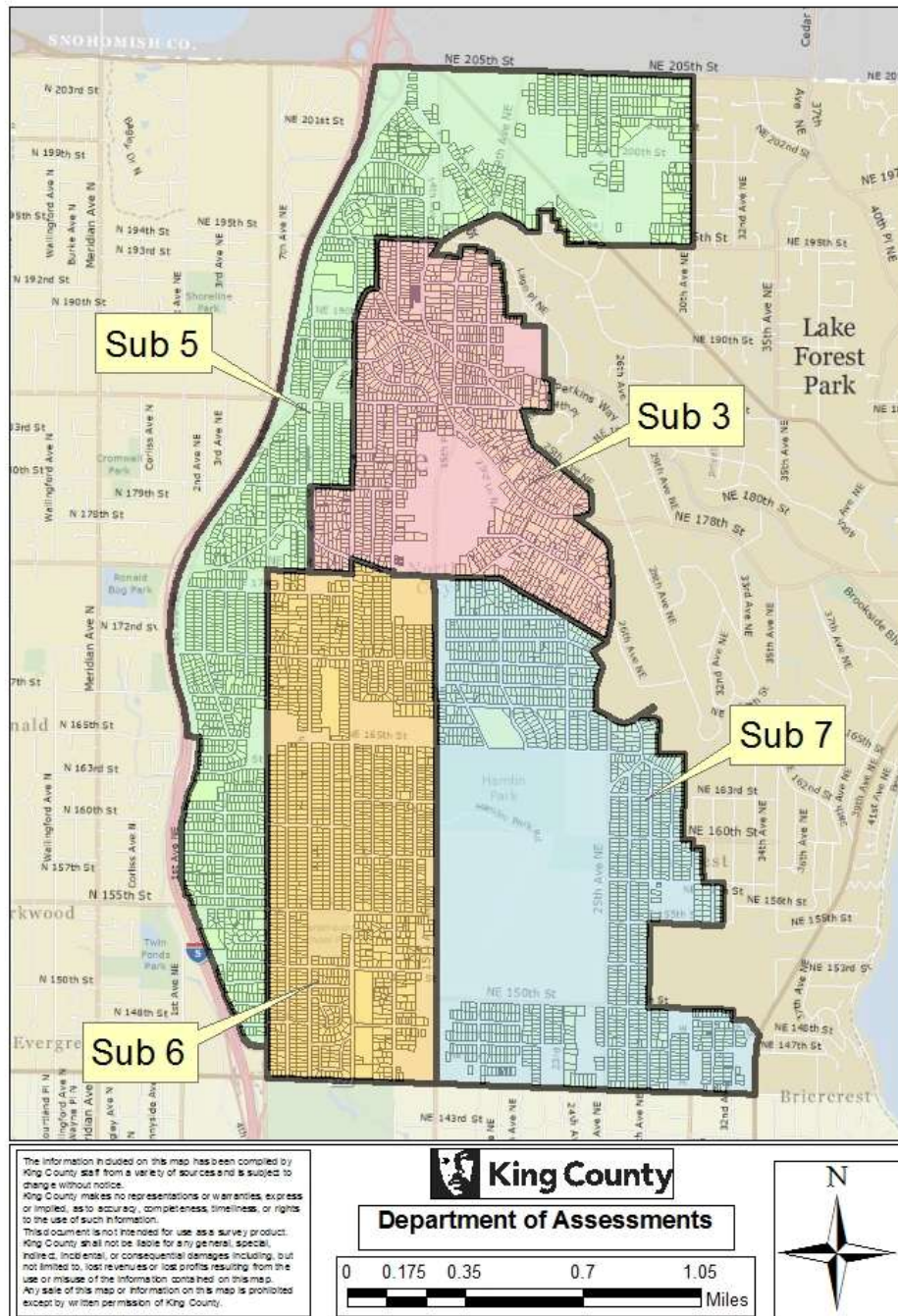
Area Description:

Area 3 is located in the eastern portion of Shoreline with good access to the I-5 freeway at NE 145th St and NE 175th St. It is homogeneous and urban in nature much like that of the areas in neighboring Seattle. It includes a range of grades from 3 to 10 consisting mostly of grade 6's and 7's. Homes were built from 1900 to present with the predominance built from 1940 to 1960. These types of homes represent 60% of the total population in Area 3. Homes built in the past 15 years have been primarily on lots segregated out of larger parcels. The area is relatively free of documented sensitive area issues.

There are no major retail centers in area 3. Access to such shopping is readily available in surrounding communities. Convenience shopping and services are available in the North City neighborhood along 15th Ave NE from NE 170th St. north to NE 180th St.

Major landmarks include Hamlin Park, Kellogg Middle School and Shorecrest High School all located south of NE 165th St. to NE 150th St. and east of 15th Ave. NE to 25th Ave. NE. Acacia Memorial Park and Funeral Home is located east of 27th Ave. NE to Bothell Way NE between NE 150th St. and NE 155th St.

Area 3 Sub Areas



Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012.

Area 3 consists of 5654 parcels. 97% of these parcels have improvements on them. Vacant land sales in Area 3 and surrounding areas are few. There were five usable vacant land sales occurring from 01-01-09 to 12-31-11 in Area 3. Five tear down sales were analyzed to supplement the vacant lot sale analysis. Market data sales comparison was also utilized as well as the allocation approach to value in order to determine and support the base land values. The last Physical Inspection revalue was in 2006. Since the 2007 assessment year the land values have been annually adjusted similar to improvement values.

Area 3 is a very homogenous in nature with no discernible neighborhoods, subsets or pockets that stood out to support the identification of a neighborhood classification. The predominant factors influencing land value throughout Area 3 were lot size, zoning and traffic. These characteristics as well as others including topography, external nuisances, known easements and the highest and best use as if vacant classification were checked for accuracy and considered in the land valuation.

Short platting is typical for larger sites and values are based on zoning and number of sites allowed for development with consideration made for the development costs.

There are 65 Townhome lot sites in area 3 ranging from 874 to 4050 square feet. A separate model based on allocation of improved sales was developed using eight available sales. Additional adjustments were taken into consideration for interior/exterior placement and also for any possible applicable impacts to on-site parking.

***Vacant Sales Used In This Physical Inspection Analysis
Area 3***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	402410	1620	12/12/2011	\$35,000	14333	N	N
003	397170	2060	6/7/2011	\$125,000	11500	N	N
006	092710	0310	4/5/2011	\$120,000	9720	N	N
003	397170	2075	7/14/2010	\$150,000	11500	N	N
005	092710	0280	12/2/2011	\$90,000	11643	N	N
005	572750	0210	9/14/2011	\$150,000	12300	N	N
006	730430	1130	9/14/2011	\$120,000	7068	N	N
006	343250	1100	5/16/2011	\$137,000	8100	N	N
006	343250	1055	3/28/2011	\$136,000	8138	N	N
003	397290	0140	11/3/2009	\$130,000	6250	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 3***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	616390	1941	4/13/2011	\$30,000	QUESTIONABLE PER APPRAISAL
006	730430	0448	10/30/2009	\$70,000	RELATED PARTY, FRIEND OR NEIGHBOR

Improved Parcel Valuation

Improved Parcel 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 seller, 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.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that location, traffic, land value, age, grade and condition were influential in the market.

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

Mobile Homes

There are 33 parcels in Area 3 improved with a mobile home as a primary residence. There were only 3 sales during this valuation period with no additional sales identified in competing areas.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2011 update for the 2012 Assessment Year). This analysis indicated a slight overall reduction in of -3.5%.

Area 3 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on September 1, 2011 would be adjusted by the time trend factor of 0.968, resulting in an adjusted value of \$508,000 ($\$525,000 \times .968 = \$508,200$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.746	-25.4%
2/1/2009	0.753	-24.7%
3/1/2009	0.758	-24.2%
4/1/2009	0.764	-23.6%
5/1/2009	0.771	-22.9%
6/1/2009	0.777	-22.3%
7/1/2009	0.783	-21.7%
8/1/2009	0.790	-21.0%
9/1/2009	0.796	-20.4%
10/1/2009	0.803	-19.7%
11/1/2009	0.809	-19.1%
12/1/2009	0.816	-18.4%
1/1/2010	0.823	-17.7%
2/1/2010	0.830	-17.0%
3/1/2010	0.836	-16.4%
4/1/2010	0.843	-15.7%
5/1/2010	0.850	-15.0%
6/1/2010	0.857	-14.3%
7/1/2010	0.864	-13.6%
8/1/2010	0.871	-12.9%
9/1/2010	0.878	-12.2%
10/1/2010	0.885	-11.5%
11/1/2010	0.892	-10.8%
12/1/2010	0.900	-10.0%
1/1/2011	0.907	-9.3%
2/1/2011	0.915	-8.5%
3/1/2011	0.921	-7.9%
4/1/2011	0.929	-7.1%
5/1/2011	0.937	-6.3%
6/1/2011	0.944	-5.6%
7/1/2011	0.952	-4.8%
8/1/2011	0.960	-4.0%
9/1/2011	0.968	-3.2%
10/1/2011	0.976	-2.4%
11/1/2011	0.984	-1.6%
12/1/2011	0.992	-0.8%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397230	0185	03/08/11	\$139,900	\$129,000	810	4	1941	VGood	5124	N	N	1140 NE PERKINS WAY
003	397170	1425	05/27/09	\$179,950	\$140,000	630	6	1945	Avg	7750	N	N	19050 12TH AVE NE
003	616390	0900	07/07/11	\$233,000	\$222,000	880	6	1951	VGood	7200	N	N	17743 12TH AVE NE
003	402410	0095	10/11/10	\$189,600	\$168,000	1040	6	1915	Good	15776	N	N	17819 24TH AVE NE
003	616390	0954	10/17/11	\$222,500	\$218,000	1040	6	1953	Avg	8461	N	N	17546 11TH AVE NE
003	397170	2034	09/04/09	\$240,000	\$191,000	1180	6	1950	Avg	9882	N	N	1626 NE 190TH ST
003	397290	0167	03/25/09	\$259,000	\$198,000	790	7	1928	Good	6250	N	N	18910 18TH AVE NE
003	613630	0020	03/29/11	\$199,950	\$186,000	800	7	1951	Avg	10711	N	N	18311 11TH AVE NE
003	144520	0150	04/29/11	\$192,000	\$180,000	890	7	2006	Avg	1037	N	N	19033 14TH AVE NE
003	402410	0803	05/20/09	\$229,000	\$177,000	900	7	1951	Avg	6167	N	N	17543 25TH AVE NE
003	255590	0140	06/30/09	\$300,000	\$235,000	950	7	1951	Good	9605	N	N	1241 NE 188TH ST
003	402410	0850	04/07/11	\$263,000	\$245,000	1000	7	1981	Good	6000	N	N	2203 NE 177TH ST
003	616390	0972	06/29/10	\$285,000	\$246,000	1000	7	1955	Good	6315	N	N	1116 NE SERPENTINE PL
003	616390	0977	05/06/11	\$165,000	\$155,000	1000	7	1955	Avg	8800	N	N	17521 12TH AVE NE
003	255590	0020	10/17/11	\$247,500	\$243,000	1020	7	1951	Good	7200	N	N	1137 NE 187TH ST
003	616390	0891	08/19/09	\$359,000	\$285,000	1050	7	1954	Avg	8806	N	N	1123 NE 180TH ST
003	616390	0280	10/03/11	\$218,500	\$213,000	1070	7	1955	Good	8546	N	N	18332 10TH AVE NE
003	397170	1485	05/11/09	\$268,000	\$207,000	1090	7	1957	Avg	14586	N	N	19248 12TH AVE NE
003	397170	1895	01/05/10	\$289,900	\$239,000	1100	7	1981	Avg	7576	N	N	1912 NE 190TH ST
003	616390	0404	08/12/09	\$239,000	\$189,000	1110	7	1952	Avg	7330	N	N	18005 12TH AVE NE
003	397290	0615	06/29/11	\$250,000	\$238,000	1120	7	1962	Avg	10124	N	N	1635 NE 186TH ST
003	402410	1505	03/16/11	\$345,000	\$319,000	1120	7	1970	Good	10983	N	N	1813 NE 185TH ST
003	092710	0445	04/01/11	\$379,000	\$352,000	1130	7	1981	Avg	7169	N	N	830 NE SERPENTINE PL
003	255590	0195	04/02/10	\$267,338	\$225,000	1130	7	1955	Avg	8680	N	N	1031 NE 188TH ST
003	397230	0100	04/29/09	\$429,950	\$331,000	1190	7	1975	Good	8968	N	N	19206 11TH AVE NE
003	255590	0350	12/09/10	\$265,000	\$239,000	1200	7	1958	Avg	8201	N	N	18812 15TH AVE NE
003	858330	0025	12/08/11	\$225,000	\$224,000	1220	7	1956	Avg	7800	N	N	1132 NE 185TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397170	1991	03/10/09	\$240,000	\$182,000	1250	7	1977	Avg	9750	N	N	1707 NE 192ND ST
003	397290	0305	03/31/09	\$277,000	\$212,000	1250	7	1971	Avg	7090	N	N	18721 18TH AVE NE
003	255650	0060	05/05/10	\$343,500	\$292,000	1280	7	1956	Avg	7450	N	N	1223 NE 187TH ST
003	566510	0025	03/05/09	\$327,600	\$249,000	1360	7	1954	Avg	6272	N	N	1256 NE 184TH PL
003	397170	1955	07/01/10	\$290,000	\$250,000	1400	7	1989	Avg	10066	N	N	19204 18TH AVE NE
003	616390	0480	05/06/11	\$275,000	\$258,000	1410	7	1946	Avg	8995	N	N	18406 12TH AVE NE
003	402410	0011	06/16/10	\$375,000	\$323,000	1420	7	1947	Avg	14465	N	N	2236 NE 177TH ST
003	225000	0020	11/26/10	\$351,000	\$315,000	1460	7	1961	Good	8010	N	N	17710 22ND AVE NE
003	402410	1656	05/04/09	\$257,000	\$198,000	1470	7	1950	Avg	10750	N	N	2420 NE 178TH ST
003	255590	0030	01/06/10	\$292,500	\$241,000	1520	7	1951	Good	8870	N	N	1117 NE 187TH ST
003	402410	0826	11/08/10	\$277,500	\$248,000	1530	7	1981	Avg	10500	N	N	2235 NE 177TH ST
003	616390	0501	09/28/09	\$319,000	\$256,000	1530	7	1959	Avg	7238	N	N	1217 NE 185TH ST
003	397170	1580	07/29/11	\$225,000	\$216,000	1590	7	1929	Avg	10424	N	N	19220 15TH AVE NE
003	397290	0508	07/26/09	\$410,000	\$323,000	1680	7	1950	Good	8200	N	N	1604 NE 186TH ST
003	255590	0080	01/07/11	\$295,000	\$268,000	1850	7	1951	Good	8017	N	N	1204 NE 187TH ST
003	397290	0655	12/23/10	\$305,000	\$276,000	2080	7	1960	Good	13329	N	N	1674 NE 185TH ST
003	402410	1540	12/08/10	\$249,950	\$225,000	1280	8	1932	Avg	17447	N	N	18232 24TH AVE NE
003	812340	0080	10/01/09	\$374,000	\$300,000	1350	8	1962	Avg	7410	N	N	17713 22ND AVE NE
003	402410	0942	04/29/11	\$322,500	\$302,000	1380	8	1979	Good	7200	N	N	1842 NE 175TH ST
003	402410	1605	06/10/11	\$369,500	\$350,000	1480	8	1979	Good	8728	N	N	2405 NE 180TH ST
003	255590	0296	09/21/11	\$360,000	\$350,000	1550	8	1959	Avg	8420	N	N	1210 NE 188TH ST
003	402410	1547	10/05/09	\$345,000	\$277,000	1580	8	2003	Avg	6350	N	N	18228 24TH AVE NE
003	402410	0301	10/22/09	\$448,000	\$362,000	1580	8	1999	Avg	6065	N	N	17701 22ND PL NE
003	402410	0317	08/17/09	\$350,000	\$278,000	1590	8	1999	Avg	5160	N	N	17720 22ND PL NE
003	402410	1443	09/21/10	\$390,000	\$344,000	1620	8	1997	Avg	6187	N	N	2465 NE 182ND CT
003	207150	0090	05/26/09	\$370,000	\$287,000	1650	8	1961	Avg	7878	N	N	18434 16TH AVE NE
003	402410	0948	06/28/10	\$375,000	\$324,000	1690	8	1977	Avg	9232	N	N	17523 19TH CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	255590	0301	01/13/11	\$315,000	\$287,000	1770	8	1969	Avg	9470	N	N	1212 NE 188TH ST
003	616390	0627	05/21/10	\$347,000	\$296,000	1830	8	2007	Avg	1229	N	N	17512 12TH AVE NE
003	402410	0060	04/27/10	\$400,000	\$339,000	1850	8	1991	Avg	9309	N	N	2417 NE 178TH ST
003	616390	0625	09/10/09	\$308,000	\$246,000	1860	8	2006	Avg	1787	N	N	17520 A 12TH AVE NE
003	402410	1405	11/10/10	\$318,000	\$284,000	1890	8	1982	Avg	13303	N	N	18031 25TH AVE NE
003	312920	0010	06/16/10	\$429,000	\$369,000	2180	8	1991	Avg	10982	N	N	2477 NE 183RD CT
003	397290	0360	01/04/10	\$415,000	\$342,000	2270	8	2001	Avg	9507	N	N	1527 NE PERKINS WAY
003	402410	1402	07/07/10	\$415,000	\$359,000	2290	8	1998	Avg	7500	N	N	18027 25TH AVE NE
003	402410	0002	07/28/09	\$449,900	\$355,000	2330	8	1976	Good	7244	N	N	17721 25TH AVE NE
003	402410	1445	08/25/10	\$387,500	\$340,000	2440	8	1955	Avg	7663	N	N	18223 25TH AVE NE
003	397290	0140	12/14/10	\$442,500	\$399,000	2670	8	2010	Avg	6250	N	N	1815 NE 190TH ST
003	402410	0136	11/02/09	\$564,900	\$457,000	1820	9	2005	Avg	11400	N	N	18029 24TH AVE NE
003	255590	0146	06/09/09	\$531,000	\$413,000	2370	9	2007	Avg	7203	N	N	1257 NE 188TH ST
003	397290	0235	02/18/09	\$470,000	\$355,000	2380	9	2007	Avg	7545	N	N	1834 NE PERKINS WAY
003	397290	0231	05/28/09	\$474,000	\$368,000	2810	9	2007	Avg	8484	N	N	1828 NE PERKINS WAY
003	402410	0835	04/04/11	\$667,000	\$620,000	3620	9	1954	Good	37619	N	N	2221 NE 177TH ST
005	288170	0261	10/14/10	\$275,000	\$244,000	730	6	1942	Avg	8100	N	N	15621 5TH AVE NE
005	730530	0095	06/08/09	\$175,000	\$136,000	740	6	1948	Avg	8152	N	N	223 NE 175TH ST
005	741770	0662	05/22/09	\$243,000	\$188,000	740	6	1950	Good	10500	N	N	19602 19TH AVE NE
005	616390	0150	04/19/11	\$200,000	\$187,000	770	6	1947	Avg	9500	N	N	18303 10TH AVE NE
005	741710	0110	06/25/09	\$332,500	\$260,000	770	6	1941	Good	40495	N	N	19611 FOREST PARK DR NE
005	263450	0050	06/30/10	\$188,000	\$162,000	840	6	1949	Avg	7870	N	N	305 NE 152ND ST
005	730530	0280	06/14/11	\$202,000	\$191,000	860	6	1948	Good	8757	N	N	110 NE 170TH ST
005	923590	0015	09/16/09	\$223,500	\$179,000	860	6	2003	Good	6860	N	N	111 NE 167TH ST
005	041110	0025	04/12/11	\$145,000	\$135,000	870	6	1950	Avg	6466	N	N	15404 2ND AVE NE
005	504730	0040	09/03/10	\$249,950	\$220,000	880	6	1951	Good	7800	N	N	308 NE 157TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	263450	0040	12/22/11	\$127,400	\$127,000	900	6	1949	Avg	8131	N	N	317 NE 152ND ST
005	323510	0125	12/29/10	\$265,000	\$240,000	940	6	1948	VGood	7906	N	N	829 NE 189TH ST
005	323510	0240	06/02/11	\$230,000	\$217,000	940	6	1948	Avg	14783	N	N	18540 8TH AVE NE
005	616390	0203	10/01/10	\$245,000	\$217,000	940	6	1949	Avg	6426	N	N	18009 10TH AVE NE
005	730530	0445	08/02/10	\$217,500	\$189,000	940	6	1948	Avg	8410	N	N	17023 3RD AVE NE
005	261070	0025	10/09/09	\$234,000	\$188,000	960	6	1948	Avg	8152	N	N	334 NE 158TH ST
005	092710	0182	06/17/09	\$257,000	\$201,000	990	6	1945	Avg	16061	N	N	528 NE SERPENTINE PL
005	261010	0015	11/08/11	\$189,292	\$187,000	1000	6	1947	Good	7200	N	N	414 NE 156TH ST
005	616390	0201	05/10/10	\$245,000	\$209,000	1010	6	1947	Good	5462	N	N	18010 9TH AVE NE
005	041110	0010	01/25/10	\$205,000	\$170,000	1060	6	1950	Avg	6505	N	N	15420 2ND AVE NE
005	730530	0565	08/09/10	\$217,500	\$190,000	1060	6	1948	Avg	8407	N	N	17216 3RD AVE NE
005	397170	0640	07/12/11	\$195,000	\$186,000	1080	6	1928	Good	8855	N	N	1218 NE 198TH ST
005	616390	0070	04/14/10	\$225,000	\$190,000	1080	6	1947	Avg	7469	N	N	18311 9TH AVE NE
005	923590	0040	05/24/10	\$269,000	\$230,000	1080	6	1950	Good	6120	N	N	130 NE 166TH ST
005	261010	0100	05/09/11	\$224,900	\$211,000	1100	6	1947	Avg	7200	N	N	302 NE 155TH ST
005	397230	0075	08/23/10	\$293,900	\$257,000	1140	6	1988	Good	8978	N	N	19229 11TH AVE NE
005	730590	0015	06/22/11	\$145,000	\$138,000	1140	6	1949	Avg	8343	N	N	16745 5TH AVE NE
005	397170	1105	01/25/10	\$245,000	\$203,000	1150	6	1928	Good	7200	N	N	19513 14TH AVE NE
005	616390	0153	10/28/09	\$234,950	\$190,000	1150	6	1947	Avg	7572	N	N	18066 9TH AVE NE
005	730530	0290	02/25/11	\$195,000	\$179,000	1180	6	1948	Avg	8410	N	N	17017 2ND AVE NE
005	730530	0580	09/13/11	\$193,900	\$188,000	1200	6	1948	Good	8751	N	N	310 NE 170TH ST
005	616390	0050	10/07/10	\$278,000	\$246,000	1340	6	1947	Good	9352	N	N	18054 8TH AVE NE
005	041110	0035	06/14/10	\$245,000	\$211,000	1390	6	1950	Avg	7494	N	N	15407 2ND AVE NE
005	261010	0030	08/03/11	\$151,100	\$145,000	1450	6	1947	Avg	7200	N	N	326 NE 156TH ST
005	323510	0010	07/26/10	\$230,000	\$200,000	1630	6	1948	Avg	7913	N	N	811 NE 190TH ST
005	261010	0035	06/20/11	\$190,000	\$180,000	1640	6	1947	Good	7200	N	N	320 NE 156TH ST
005	092710	0145	06/16/10	\$215,000	\$185,000	770	7	1952	Avg	8064	N	N	531 NE 180TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	398530	0146	06/10/11	\$275,000	\$260,000	860	7	1982	Avg	7052	N	N	20145 FOREST PARK DR NE
005	572750	0148	07/10/09	\$273,000	\$214,000	860	7	1953	Good	7245	N	N	16728 2ND AVE NE
005	566210	0115	02/22/10	\$269,500	\$225,000	870	7	1954	Good	6807	N	N	18052 7TH AVE NE
005	263690	0025	06/15/11	\$235,000	\$223,000	910	7	1951	Good	7316	N	N	20321 30TH AVE NE
005	730530	0600	04/21/09	\$277,500	\$213,000	910	7	1948	VGood	8410	N	N	17029 4TH AVE NE
005	261070	0045	03/24/10	\$362,000	\$304,000	960	7	1948	Good	8154	N	N	310 NE 158TH ST
005	378210	0070	01/15/10	\$338,000	\$279,000	960	7	1955	Good	8100	N	N	20328 21ST AVE NE
005	402290	1211	12/16/09	\$275,000	\$225,000	960	7	1957	Avg	10000	N	N	19830 25TH AVE NE
005	263690	0092	10/14/11	\$214,000	\$210,000	990	7	1988	Avg	9104	N	N	2539 NE 203RD ST
005	378270	0090	09/25/09	\$280,000	\$224,000	1020	7	1954	Good	19916	N	N	20407 30TH AVE NE
005	398530	0352	12/28/09	\$240,000	\$197,000	1030	7	1980	Avg	10122	N	N	19243 11TH AVE NE
005	052604	9044	07/13/09	\$245,000	\$193,000	1050	7	1953	Good	8763	N	N	18528 7TH AVE NE
005	572750	0176	07/15/09	\$349,922	\$275,000	1050	7	1956	Good	6996	N	N	16752 3RD AVE NE
005	572750	0180	06/20/11	\$219,500	\$208,000	1050	7	1956	Avg	6797	N	N	16754 3RD AVE NE
005	030800	0010	04/05/11	\$278,000	\$259,000	1100	7	1977	Avg	11590	N	N	20100 12TH AVE NE
005	402290	1230	10/23/11	\$200,000	\$196,000	1120	7	1934	Avg	16000	N	N	19834 25TH AVE NE
005	730070	0030	08/02/10	\$309,000	\$269,000	1120	7	1950	Avg	6960	N	N	328 NE 162ND ST
005	111510	0155	01/27/10	\$290,000	\$240,000	1130	7	1976	Avg	6250	N	N	360 NE SERPENTINE PL
005	378270	0030	02/09/10	\$179,500	\$149,000	1130	7	1954	Avg	9450	N	N	2537 NE 205TH ST
005	397170	1001	04/03/09	\$340,000	\$260,000	1140	7	1979	Avg	10174	N	N	1116 NE 195TH CT
005	183450	0065	01/19/10	\$300,000	\$248,000	1160	7	1954	Avg	6257	N	N	16528 3RD AVE NE
005	200410	0010	05/26/10	\$319,950	\$274,000	1160	7	1954	Avg	8138	N	N	350 NE 149TH ST
005	211160	0035	12/14/10	\$223,400	\$202,000	1160	7	1959	Avg	8167	N	N	122 NE 161ST ST
005	211160	0095	12/01/09	\$237,000	\$193,000	1160	7	1966	Avg	7112	N	N	15924 1ST AVE NE
005	741770	0210	03/17/09	\$338,000	\$257,000	1170	7	1967	Avg	9750	N	N	19623 19TH AVE NE
005	378210	0015	12/05/10	\$272,000	\$245,000	1200	7	1955	Good	8100	N	N	20334 22ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	211150	0090	12/23/10	\$265,000	\$240,000	1210	7	1955	Avg	8163	N	N	315 NE 161ST ST
005	566210	0015	11/23/11	\$230,000	\$228,000	1210	7	1954	Good	7060	N	N	18015 7TH AVE NE
005	111510	0164	09/09/09	\$360,000	\$287,000	1220	7	1987	Avg	8398	N	N	336 NE SERPENTINE PL
005	111510	0140	05/06/10	\$316,500	\$269,000	1230	7	1963	Avg	7209	N	N	17821 5TH AVE NE
005	263450	0006	06/27/11	\$148,000	\$141,000	1250	7	1949	Avg	8495	N	N	353 NE 152ND ST
005	092800	0010	05/25/11	\$238,400	\$225,000	1280	7	1962	Good	8274	N	N	17563 7TH AVE NE
005	378270	0070	09/23/10	\$236,950	\$209,000	1280	7	1954	Avg	9450	N	N	2729 NE 205TH ST
005	378270	0125	05/26/11	\$200,000	\$189,000	1290	7	1954	Avg	9730	N	N	2558 NE 204TH ST
005	814200	0080	12/13/10	\$299,000	\$270,000	1290	7	1960	Avg	9391	N	N	110 NE 158TH ST
005	183450	0025	03/27/09	\$332,500	\$254,000	1300	7	1954	Avg	8184	N	N	16610 3RD AVE NE
005	263690	0164	06/28/11	\$290,000	\$276,000	1300	7	1962	Avg	8100	N	N	20223 20TH PL NE
005	397170	1002	02/19/10	\$385,000	\$321,000	1330	7	1979	Avg	10143	N	N	1120 NE 195TH CT
005	730130	0050	04/27/09	\$329,950	\$254,000	1330	7	1961	Avg	6180	N	N	146 NE 164TH ST
005	572750	0221	09/29/11	\$236,500	\$231,000	1340	7	1956	Avg	6238	N	N	16727 5TH AVE NE
005	802290	0015	07/23/10	\$302,500	\$263,000	1340	7	1957	Good	8380	N	N	344 NE 151ST ST
005	397170	1103	04/08/09	\$365,700	\$280,000	1350	7	1997	Avg	10257	N	N	19509 14TH AVE NE
005	092710	0196	03/04/11	\$305,000	\$281,000	1360	7	1942	Avg	16500	N	N	17832 5TH AVE NE
005	183450	0070	11/11/09	\$325,000	\$264,000	1380	7	1953	Good	6471	N	N	16520 3RD AVE NE
005	730130	0055	03/09/10	\$341,000	\$286,000	1400	7	1961	Good	6180	N	N	152 NE 164TH ST
005	092710	0207	04/19/10	\$333,000	\$282,000	1420	7	1965	Avg	10240	N	N	517 NE 180TH ST
005	572750	0302	12/08/09	\$329,000	\$269,000	1420	7	1955	Good	6120	N	N	143 NE 166TH ST
005	741870	0005	04/28/10	\$292,000	\$248,000	1430	7	1952	Good	9450	N	N	20324 25TH AVE NE
005	092710	0275	08/03/11	\$404,000	\$388,000	1440	7	1947	Avg	22643	N	N	530 NE 175TH ST
005	397170	2316	06/21/10	\$349,900	\$301,000	1500	7	1999	Avg	7191	N	N	719 NE 189TH ST
005	730130	0175	04/13/10	\$267,000	\$226,000	1520	7	1955	Avg	5400	N	N	358 NE 163RD ST
005	111510	0289	06/02/09	\$250,000	\$194,000	1620	7	1965	Avg	7566	N	N	17501 5TH AVE NE
005	741870	0070	02/25/11	\$305,000	\$281,000	1630	7	1954	Avg	9575	N	N	2545 NE 204TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	397170	1130	10/07/11	\$247,499	\$242,000	1800	7	1950	VGood	8750	N	N	19535 14TH AVE NE
005	572750	0200	01/25/10	\$400,000	\$331,000	1960	7	1953	Good	10500	N	N	342 NE 167TH ST
005	397170	0145	08/23/11	\$200,000	\$193,000	2010	7	1930	Avg	14300	N	N	20313 14TH AVE NE
005	010900	0025	09/18/09	\$348,000	\$278,000	2320	7	1964	Avg	8476	N	N	2723 NE 203RD ST
005	741770	0682	05/03/11	\$310,000	\$291,000	2460	7	1964	Good	24150	N	N	19534 FOREST PARK DR NE
005	572750	0301	04/02/10	\$329,600	\$278,000	1470	8	1955	Avg	6867	N	N	149 NE 166TH ST
005	502780	0070	10/10/11	\$312,500	\$306,000	1490	8	1976	Avg	9909	N	N	404 NE 153RD ST
005	398530	0177	08/11/09	\$500,000	\$396,000	2880	8	1985	Avg	7300	N	N	20123 FOREST PARK DR NE
005	572750	0169	06/09/09	\$570,000	\$444,000	2990	9	2008	Avg	9000	N	N	310 NE 167TH ST
006	616390	1030	06/17/10	\$166,900	\$144,000	740	5	1952	Avg	8844	N	N	517 NE 174TH ST
006	756870	0815	12/15/09	\$229,900	\$188,000	790	5	1946	Avg	7440	N	N	14552 5TH AVE NE
006	663290	0285	08/01/11	\$149,950	\$144,000	670	6	1940	Avg	5871	N	N	1212 NE 148TH ST
006	040810	0150	03/16/09	\$270,000	\$206,000	700	6	1949	Good	6000	N	N	16824 11TH PL NE
006	040810	0160	09/27/09	\$220,920	\$177,000	700	6	1949	Avg	6000	N	N	16838 11TH PL NE
006	756870	0570	09/08/09	\$318,500	\$254,000	700	6	1942	Good	10141	N	N	14715 8TH AVE NE
006	343250	1065	12/28/09	\$260,000	\$214,000	740	6	1934	Good	8139	N	N	15825 12TH AVE NE
006	756870	0200	06/15/11	\$178,000	\$169,000	740	6	1941	Avg	7440	N	N	15215 6TH AVE NE
006	343250	0140	03/09/09	\$250,000	\$190,000	750	6	1952	Avg	6902	N	N	15522 14TH AVE NE
006	730430	0595	11/17/09	\$175,000	\$142,000	770	6	1947	Avg	8184	N	N	15522 9TH AVE NE
006	730430	0820	03/25/10	\$244,150	\$205,000	770	6	1947	Good	8184	N	N	16226 9TH AVE NE
006	756870	0370	04/01/11	\$180,000	\$167,000	770	6	1948	Avg	7440	N	N	14818 5TH AVE NE
006	730430	0070	08/16/11	\$260,000	\$251,000	780	6	1947	Good	8184	N	N	15824 5TH AVE NE
006	756870	0275	07/29/09	\$235,000	\$185,000	790	6	1941	Avg	7247	N	N	503 NE 155TH ST
006	756870	0360	07/05/11	\$250,000	\$238,000	790	6	1939	Good	6448	N	N	14808 5TH AVE NE
006	756870	0475	11/13/09	\$300,000	\$244,000	790	6	1941	Avg	10154	N	N	14819 8TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	730430	0705	04/12/10	\$280,000	\$237,000	810	6	1948	Avg	8184	N	N	15801 10TH AVE NE
006	730430	0976	12/28/11	\$269,000	\$269,000	810	6	1947	Good	11237	N	N	16030 8TH AVE NE
006	663290	0502	01/27/09	\$269,000	\$202,000	830	6	1945	Avg	10530	N	N	1025 NE 155TH ST
006	756870	0505	05/21/09	\$306,000	\$237,000	830	6	1939	Avg	7440	N	N	14814 6TH AVE NE
006	730430	0645	02/06/09	\$322,000	\$243,000	840	6	1948	VGood	8184	N	N	15806 9TH AVE NE
006	730430	0810	03/02/11	\$155,000	\$143,000	860	6	1947	Fair	8176	N	N	16214 9TH AVE NE
006	343250	1218	11/22/10	\$200,000	\$179,000	880	6	1955	Avg	6381	N	N	16241 12TH AVE NE
006	663290	0569	09/24/09	\$320,000	\$256,000	940	6	1944	Good	8075	N	N	14805 12TH AVE NE
006	040810	0075	08/15/11	\$180,000	\$173,000	970	6	1950	Good	6825	N	N	16807 11TH AVE NE
006	343250	1710	08/30/10	\$296,000	\$260,000	970	6	1950	Good	8134	N	N	15544 10TH AVE NE
006	343250	1256	04/28/09	\$315,000	\$243,000	980	6	1950	Good	7179	N	N	1111 NE 165TH ST
006	343250	1450	07/15/11	\$220,000	\$210,000	990	6	1927	Good	8145	N	N	16220 10TH AVE NE
006	730430	0455	04/12/10	\$274,950	\$232,000	990	6	1947	Good	5097	N	N	15810 8TH AVE NE
006	730430	1325	04/02/10	\$256,000	\$216,000	1000	6	1946	Avg	12793	N	N	16003 8TH AVE NE
006	730430	0885	10/12/09	\$305,000	\$246,000	1020	6	1947	Good	8184	N	N	16257 10TH AVE NE
006	616390	1943	07/06/10	\$240,000	\$208,000	1030	6	1949	Good	8820	N	N	16541 8TH AVE NE
006	343250	0465	10/07/09	\$290,000	\$233,000	1040	6	1950	Avg	6912	N	N	16218 14TH AVE NE
006	756870	0520	07/22/09	\$309,000	\$243,000	1070	6	1939	Avg	7440	N	N	14830 6TH AVE NE
006	663290	0571	12/29/09	\$242,419	\$199,000	1080	6	1942	Avg	20355	N	N	14811 12TH AVE NE
006	343250	0935	01/12/10	\$250,000	\$206,000	1100	6	1947	Avg	8133	N	N	15541 12TH AVE NE
006	343250	1500	07/27/09	\$283,500	\$224,000	1100	6	1952	Good	8139	N	N	15833 11TH AVE NE
006	730430	0235	11/28/11	\$245,000	\$243,000	1110	6	1947	Good	8184	N	N	15548 6TH AVE NE
006	730430	1085	11/23/11	\$178,000	\$176,000	1130	6	1947	Avg	8184	N	N	16241 9TH AVE NE
006	756870	0315	08/10/09	\$301,500	\$239,000	1130	6	1951	Good	7440	N	N	14845 6TH AVE NE
006	730430	0615	08/31/11	\$255,000	\$247,000	1270	6	1947	Good	8184	N	N	15548 9TH AVE NE
006	343250	0440	05/25/11	\$252,500	\$238,000	1290	6	1950	Good	6913	N	N	16236 14TH AVE NE
006	040810	0055	09/15/09	\$325,000	\$260,000	1350	6	1950	Good	6960	N	N	16817 11TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	0600	09/02/11	\$279,000	\$270,000	1720	6	1929	Good	8295	N	N	16226 12TH AVE NE
006	730430	0145	06/10/09	\$280,000	\$218,000	810	7	1947	VGood	8184	N	N	15537 6TH AVE NE
006	040810	0230	03/19/10	\$319,000	\$268,000	900	7	1949	Good	7020	N	N	16806 11TH AVE NE
006	663290	0084	09/03/10	\$260,000	\$228,000	920	7	1953	Avg	7020	N	N	1227 NE 148TH ST
006	714870	0110	06/23/11	\$240,000	\$228,000	920	7	1952	Good	8092	N	N	17019 14TH AVE NE
006	254810	0140	09/19/11	\$250,000	\$243,000	960	7	1951	Avg	8400	N	N	1232 NE 168TH ST
006	663290	0463	10/29/09	\$305,000	\$247,000	970	7	1977	Avg	7960	N	N	1103 NE 153RD PL
006	343250	0020	11/17/09	\$265,000	\$215,000	1000	7	1962	Avg	6901	N	N	15517 15TH AVE NE
006	730430	1005	07/21/10	\$288,000	\$250,000	1010	7	1947	Good	11244	N	N	16220 8TH AVE NE
006	254810	0187	02/25/09	\$350,000	\$265,000	1040	7	1997	Avg	6878	N	N	16615 15TH AVE NE
006	616390	1020	01/14/10	\$225,000	\$186,000	1050	7	1946	Avg	5322	N	N	17212 5TH AVE NE
006	616390	1170	06/03/10	\$310,000	\$266,000	1070	7	1955	Avg	7213	N	N	817 NE 174TH ST
006	343250	0920	04/27/11	\$323,000	\$302,000	1080	7	1961	Good	8132	N	N	15523 12TH AVE NE
006	663290	0551	11/11/09	\$358,000	\$291,000	1130	7	1976	Avg	11851	N	N	15217 11TH AVE NE
006	616390	1282	02/16/10	\$280,000	\$233,000	1140	7	1959	Avg	7540	N	N	17049 11TH AVE NE
006	417950	0035	03/23/10	\$320,000	\$269,000	1150	7	1955	Good	7235	N	N	840 NE 152ND ST
006	343250	0785	09/14/09	\$384,000	\$307,000	1160	7	1975	Good	8282	N	N	15527 14TH AVE NE
006	343250	0915	05/11/09	\$319,600	\$247,000	1170	7	1960	Avg	8131	N	N	15517 12TH AVE NE
006	616390	1061	07/08/11	\$250,000	\$238,000	1190	7	1946	VGood	7877	N	N	17057 8TH AVE NE
006	670370	0020	09/29/11	\$255,000	\$249,000	1200	7	1952	Good	8650	N	N	916 NE 147TH ST
006	670370	0055	11/01/09	\$303,000	\$245,000	1200	7	1952	Avg	6600	N	N	14613 9TH AVE NE
006	670370	0060	10/20/10	\$265,000	\$236,000	1200	7	1952	Avg	6600	N	N	14609 9TH AVE NE
006	254810	0191	04/07/11	\$230,000	\$214,000	1210	7	1950	Avg	8239	N	N	16923 12TH PL NE
006	616390	1162	08/09/10	\$300,000	\$262,000	1210	7	1945	Avg	10658	N	N	17208 8TH AVE NE
006	343250	1547	08/05/10	\$360,500	\$314,000	1220	7	1985	Avg	8142	N	N	16026 10TH AVE NE
006	224150	0090	01/26/11	\$275,000	\$251,000	1230	7	1955	Avg	7180	N	N	843 NE 151ST ST
006	730430	0035	04/03/09	\$327,000	\$250,000	1230	7	1947	VGood	8184	N	N	15648 5TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	254810	0010	08/29/11	\$214,000	\$207,000	1260	7	1950	Avg	6500	N	N	16916 12TH PL NE
006	756870	0355	06/24/10	\$255,000	\$220,000	1260	7	1939	Good	6371	N	N	14802 5TH AVE NE
006	224150	0045	12/21/10	\$319,000	\$289,000	1280	7	1955	Good	7613	N	N	850 NE 151ST ST
006	417950	0070	07/21/09	\$325,000	\$256,000	1280	7	1955	Good	7235	N	N	839 NE 152ND ST
006	616390	1220	05/22/09	\$300,000	\$232,000	1290	7	1988	Avg	10740	N	N	17033 10TH AVE NE
006	756870	0695	07/01/09	\$305,000	\$239,000	1320	7	1955	Avg	7440	N	N	14572 6TH AVE NE
006	343250	1050	07/19/11	\$278,500	\$266,000	1330	7	1949	Good	8137	N	N	15811 12TH AVE NE
006	064210	0035	08/31/10	\$350,000	\$307,000	1350	7	1953	Good	12072	N	N	14605 12TH AVE NE
006	663290	0751	07/10/09	\$355,000	\$279,000	1350	7	1961	Avg	9750	N	N	1124 NE 147TH ST
006	040810	0050	04/15/10	\$293,500	\$248,000	1360	7	1949	Good	5900	N	N	16742 10TH AVE NE
006	616390	1881	06/14/11	\$280,000	\$265,000	1430	7	1951	VGood	8960	N	N	611 NE 170TH ST
006	663150	0060	08/10/11	\$275,000	\$265,000	1430	7	1960	Avg	6967	N	N	1045 NE 154TH ST
006	663150	0060	11/30/09	\$325,000	\$265,000	1430	7	1960	Avg	6967	N	N	1045 NE 154TH ST
006	730430	0631	11/18/10	\$315,000	\$282,000	1430	7	1947	Avg	8184	N	N	15574 9TH AVE NE
006	616390	1300	09/14/09	\$262,000	\$209,000	1480	7	1947	VGood	10688	N	N	17212 10TH AVE NE
006	343250	1175	09/28/09	\$315,000	\$253,000	1500	7	1966	Good	8137	N	N	15804 11TH AVE NE
006	616390	1405	04/17/09	\$360,000	\$276,000	1500	7	1938	Good	8515	N	N	17203 12TH AVE NE
006	616390	1902	04/09/10	\$327,000	\$276,000	1520	7	1949	Good	9261	N	N	16737 8TH AVE NE
006	663290	0380	04/01/09	\$299,950	\$229,000	1530	7	1949	Good	11449	N	N	15254 12TH AVE NE
006	616390	1431	01/24/11	\$275,000	\$251,000	1620	7	1959	Good	8384	N	N	17035 12TH AVE NE
006	730430	0970	05/07/09	\$279,000	\$215,000	1670	7	1947	Avg	11234	N	N	16016 8TH AVE NE
006	616390	1091	12/22/09	\$305,000	\$250,000	1850	7	1950	VGood	11789	N	N	17015 8TH AVE NE
006	343250	0780	11/16/09	\$335,000	\$272,000	1890	7	1952	Good	8282	N	N	15521 14TH AVE NE
006	343250	0520	10/07/09	\$327,500	\$263,000	1950	7	1950	Good	8296	N	N	16243 14TH AVE NE
006	343250	1190	05/02/11	\$267,000	\$250,000	2020	7	1948	Good	8144	N	N	16209 12TH AVE NE
006	616390	1899	09/13/10	\$377,000	\$332,000	2120	7	1988	Avg	9474	N	N	16731 8TH AVE NE
006	663290	0763	06/02/10	\$410,000	\$351,000	2230	7	1997	Avg	5356	N	N	14723 12TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	0475	07/02/09	\$440,000	\$345,000	2360	7	2008	Avg	6911	N	N	16208 14TH AVE NE
006	616390	1191	06/15/11	\$315,000	\$299,000	1130	8	1978	Avg	8908	N	N	17318 9TH AVE NE
006	663290	0539	04/13/09	\$458,400	\$352,000	1420	8	1978	VGood	15872	N	N	15233 11TH AVE NE
006	254810	0145	04/29/10	\$359,000	\$305,000	1670	8	1950	VGood	6500	N	N	16816 12TH PL NE
006	616390	1921	12/17/10	\$370,000	\$334,000	1940	8	1990	Avg	9450	N	N	16563 8TH AVE NE
006	756870	0665	08/24/10	\$482,500	\$423,000	2110	8	2010	Avg	7440	N	N	14528 6TH AVE NE
006	616390	1774	11/10/11	\$340,000	\$335,000	2200	8	2002	Avg	9394	N	N	16505 10TH AVE NE
006	633294	0030	03/24/10	\$440,000	\$370,000	2310	8	2003	Avg	5028	N	N	1005 NE 153RD CT
007	666890	0005	03/16/10	\$279,000	\$234,000	700	6	1949	VGood	5559	N	N	1557 NE 166TH ST
007	399690	0420	10/26/10	\$215,000	\$192,000	730	6	1948	Good	7674	N	N	16335 27TH AVE NE
007	399570	0130	03/16/11	\$217,100	\$201,000	770	6	1988	Good	8146	N	N	15522 26TH AVE NE
007	399570	0195	04/28/09	\$271,000	\$209,000	770	6	1948	VGood	8146	N	N	15523 27TH AVE NE
007	399570	0365	11/08/11	\$150,000	\$148,000	770	6	1948	Good	8159	N	N	15305 26TH AVE NE
007	399750	0030	05/17/11	\$230,000	\$216,000	770	6	1948	VGood	8149	N	N	15835 27TH AVE NE
007	399750	0195	07/11/11	\$260,000	\$248,000	770	6	1948	Good	8149	N	N	15810 25TH AVE NE
007	373950	0056	12/15/09	\$297,000	\$243,000	800	6	1950	VGood	8202	N	N	2010 NE 147TH ST
007	350010	0100	05/17/10	\$249,950	\$213,000	810	6	1952	Good	8160	N	N	14550 27TH AVE NE
007	399750	0125	09/26/11	\$240,000	\$234,000	820	6	1948	Good	8149	N	N	15829 26TH AVE NE
007	373890	0025	10/11/10	\$226,000	\$201,000	860	6	1948	Good	8185	N	N	14529 22ND AVE NE
007	558990	0710	02/24/10	\$282,500	\$236,000	880	6	1936	Good	9344	N	N	1614 NE 168TH ST
007	399690	0190	12/01/10	\$265,000	\$238,000	900	6	1948	VGood	8149	N	N	16317 28TH AVE NE
007	558930	0550	11/05/09	\$285,000	\$231,000	900	6	1934	Good	5529	N	N	1888 NE 171ST ST
007	399570	0460	10/05/11	\$185,000	\$181,000	930	6	1948	Good	8173	N	N	15011 26TH AVE NE
007	558990	0470	06/13/11	\$255,000	\$242,000	940	6	1936	Good	8914	N	N	2231 NE 169TH ST
007	367050	0795	05/14/09	\$300,000	\$232,000	970	6	1942	VGood	8108	N	N	1740 NE 148TH ST
007	156810	0096	10/07/10	\$285,400	\$253,000	1080	6	1949	Good	7399	N	N	3005 NE 149TH ST
007	399750	0155	04/19/11	\$265,000	\$247,000	1090	6	1948	Good	8352	N	N	15858 25TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	373890	0105	04/05/10	\$249,950	\$211,000	1130	6	1948	Good	8201	N	N	14704 22ND AVE NE
007	373890	0020	03/16/09	\$215,000	\$164,000	1180	6	1948	Good	8183	N	N	14523 22ND AVE NE
007	367050	0705	03/19/10	\$331,500	\$278,000	1340	6	1931	VGood	8108	N	N	1722 NE 147TH ST
007	399750	0035	09/19/11	\$297,500	\$289,000	1360	6	1948	Good	8149	N	N	15841 27TH AVE NE
007	399570	0400	03/15/10	\$242,000	\$203,000	1490	6	1948	Avg	8149	N	N	15347 26TH AVE NE
007	373890	0155	10/01/09	\$315,000	\$253,000	1550	6	1948	Avg	8240	N	N	14759 23RD AVE NE
007	367050	0615	11/18/09	\$196,000	\$159,000	810	7	1949	Good	8108	N	N	1726 NE 146TH ST
007	666890	0140	08/14/09	\$250,000	\$198,000	850	7	1949	Good	7379	N	N	16626 15TH AVE NE
007	156810	0360	06/13/11	\$180,000	\$171,000	880	7	1948	Good	8504	N	N	14702 31ST AVE NE
007	666890	0065	01/23/09	\$270,000	\$203,000	880	7	1949	Good	5924	N	N	16504 15TH AVE NE
007	367050	0710	03/25/10	\$225,000	\$189,000	1010	7	1954	Avg	8108	N	N	1716 NE 147TH ST
007	399690	0245	04/25/11	\$240,000	\$224,000	1040	7	1948	Good	8149	N	N	16058 27TH AVE NE
007	558990	0055	01/26/10	\$291,950	\$242,000	1110	7	1939	Good	9519	N	N	1612 NE 169TH ST
007	558990	0760	12/30/10	\$238,500	\$216,000	1120	7	1955	Good	6533	N	N	16811 16TH AVE NE
007	402530	0015	11/17/09	\$295,000	\$240,000	1150	7	1948	Good	11290	N	N	16549 21ST AVE NE
007	399630	0075	12/17/09	\$215,000	\$176,000	1190	7	1948	Avg	8147	N	N	15829 28TH AVE NE
007	350010	0073	05/03/11	\$338,000	\$317,000	1200	7	1964	Good	8144	N	N	14751 28TH AVE NE
007	402530	0370	10/18/10	\$225,000	\$200,000	1210	7	1961	Avg	7500	N	N	2526 NE 165TH ST
007	664930	0240	08/17/11	\$249,000	\$240,000	1220	7	1962	Good	8244	N	N	14519 30TH AVE NE
007	350010	0076	07/02/09	\$375,000	\$294,000	1260	7	1964	Good	7889	N	N	14757 28TH AVE NE
007	350010	0116	01/12/10	\$345,000	\$285,000	1260	7	1947	VGood	8160	N	N	14532 27TH AVE NE
007	156810	0311	01/07/10	\$312,000	\$257,000	1280	7	2006	Avg	3600	N	N	3125 NE 147TH ST
007	558930	0625	05/11/10	\$350,000	\$298,000	1290	7	2003	Good	8800	N	N	2211 NE 175TH ST
007	558990	0695	10/21/09	\$402,500	\$325,000	1300	7	1962	VGood	9046	N	N	1634 NE 168TH ST
007	367050	0770	04/20/11	\$287,000	\$268,000	1340	7	1954	Good	8108	N	N	1749 NE 150TH ST
007	558930	0205	10/25/10	\$214,900	\$191,000	1400	7	1929	Avg	9383	N	N	1542 NE 170TH ST
007	399690	0030	04/22/11	\$329,950	\$308,000	1440	7	1948	Good	9265	N	N	16034 28TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	399570	0185	04/14/10	\$329,950	\$279,000	1560	7	1948	VGood	8146	N	N	15535 27TH AVE NE
007	402410	1078	03/15/10	\$314,000	\$263,000	1560	7	1954	Good	10350	N	N	1821 NE 175TH ST
007	402530	0045	07/26/11	\$310,000	\$297,000	1770	7	1948	Good	12930	N	N	16501 21ST AVE NE
007	402410	1190	04/13/10	\$329,000	\$278,000	1880	7	1953	Good	11250	N	N	17401 17TH PL NE
007	797990	0710	09/21/11	\$270,000	\$263,000	1890	7	1953	Good	10728	N	N	15537 32ND AVE NE
007	162604	9064	10/15/09	\$460,500	\$371,000	1940	7	2005	Avg	8100	N	N	15504 27TH AVE NE
007	350010	0085	12/28/10	\$450,000	\$408,000	1970	7	1967	VGood	8183	N	N	14735 28TH AVE NE
007	162604	9056	10/19/11	\$202,000	\$198,000	1990	7	1980	Avg	12810	N	N	2412 NE 145TH ST
007	558930	0095	07/12/11	\$190,000	\$181,000	2000	7	1948	Avg	8920	N	N	1589 NE 172ND ST
007	399690	0330	02/25/11	\$298,980	\$275,000	2030	7	1948	Good	8149	N	N	16047 27TH AVE NE
007	558990	0590	09/09/10	\$182,000	\$160,000	2110	7	1948	Fair	9519	N	N	2120 NE 168TH ST
007	558930	0497	03/25/10	\$359,950	\$303,000	1330	8	1998	Avg	7042	N	N	1839 NE 172ND ST
007	107010	0010	05/20/10	\$305,000	\$260,000	1550	8	2010	Avg	1300	N	N	14537 32ND AVE NE
007	107010	0020	01/04/11	\$269,000	\$244,000	1570	8	2010	Avg	1064	N	N	14537 B 32ND AVE NE
007	107010	0050	12/13/10	\$249,000	\$225,000	1570	8	2010	Avg	1083	N	N	14539 C 32ND AVE NE
007	107010	0030	11/19/10	\$270,000	\$242,000	1570	8	2010	Avg	1067	N	N	14539 B 32ND AVE NE
007	107010	0040	09/30/10	\$260,000	\$230,000	1570	8	2010	Avg	874	N	N	14539 B 32ND AVE NE
007	402410	1074	12/21/11	\$347,500	\$346,000	2140	8	1997	Avg	8434	N	N	17402 18TH CT NE
007	558930	0510	12/07/09	\$413,000	\$338,000	2470	8	2006	Avg	9096	N	N	1853 NE 172ND ST

Improved Sales Removed in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	092710	0475	12/09/09	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	255530	0035	05/23/11	\$260,000	NEW CONSTRUCTION\$>0
003	255590	0120	03/10/11	\$252,500	RELOCATION - SALE TO SERVICE
003	255590	0120	03/10/11	\$252,500	RELOCATION - SALE TO SERVICE
003	255650	0030	06/27/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	255650	0030	02/02/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	397170	1250	04/15/11	\$159,900	STATEMENT TO DOR
003	397230	0175	12/19/11	\$237,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	397230	0175	06/24/09	\$499,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	397230	0256	05/02/11	\$180,000	SHORT SALE
003	397230	0270	09/23/11	\$335,000	NEW CONSTRUCTION\$>0
003	397290	0135	03/21/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	397290	0140	11/03/09	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	397290	0274	04/13/11	\$219,500	NON-REPRESENTATIVE SALE
003	397290	0570	09/27/11	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402410	0010	08/25/10	\$354,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	0106	08/25/09	\$211,000	SHORT SALE
003	402410	0995	03/31/10	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	1235	10/11/11	\$470,000	NEW CONSTRUCTION\$>0
003	402410	1395	08/27/09	\$308,950	SEGREGATION AND/OR MERGER;
003	402410	1425	03/28/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	1434	04/08/09	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	1611	06/22/11	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	613630	0020	12/08/10	\$136,401	EXEMPT FROM EXCISE TAX
003	616390	0260	09/15/10	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	616390	0376	10/05/10	\$330,855	GOVERNMENT AGENCY
003	616390	0400	02/18/11	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	616390	0625	06/02/09	\$325,500	RELOCATION - SALE TO SERVICE
003	616390	0965	05/25/10	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	812340	0090	09/24/10	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	042604	9050	10/05/09	\$200,001	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	052604	9044	02/04/09	\$228,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	092710	0188	12/01/11	\$238,000	GOVERNMENT AGENCY
005	092710	0280	12/02/11	\$90,000	% COMPLETE
005	111510	0208	07/02/10	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	182970	0035	10/08/10	\$212,500	STATEMENT TO DOR
005	182970	0080	11/13/09	\$280,814	GOVERNMENT AGENCY
005	263690	0047	01/06/09	\$185,000	STATEMENT TO DOR
005	263690	0145	09/16/09	\$250,000	2011 Imp<25k
005	288170	0323	11/20/11	\$195,800	MOBILE HOME
005	397170	1155	04/27/11	\$200,000	NEW CONSTRUCTION\$>0
005	402290	0993	08/10/09	\$315,000	MULTIPLE IMPs
005	502780	0030	01/25/11	\$106,752	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	502780	0150	11/07/11	\$147,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	572750	0177	12/28/09	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	572750	0210	09/14/11	\$150,000	NEW CONSTRUCTION\$>0
005	616390	0141	07/16/09	\$230,010	QUIT CLAIM DEED
005	730530	0250	10/11/11	\$247,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	730530	0285	12/07/09	\$209,000	STATEMENT TO DOR
006	040810	0025	06/21/09	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	040810	0225	05/02/11	\$132,365	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	254810	0042	07/15/11	\$127,000	NON-REPRESENTATIVE SALE
006	254810	0120	04/09/10	\$176,596	QUIT CLAIM DEED
006	343250	0150	10/25/10	\$265,000	NEW CONSTRUCTION\$>0
006	343250	1055	03/28/11	\$136,000	NEW CONSTRUCTION\$>0
006	343250	1100	05/16/11	\$137,000	NEW CONSTRUCTION\$>0
006	616390	1011	01/20/10	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	616390	1210	08/25/09	\$141,396	RELATED PARTY, FRIEND, OR NEIGHBOR
006	616390	1243	04/13/10	\$157,831	RELATED PARTY, FRIEND, OR NEIGHBOR
006	616390	1253	03/08/10	\$330,000	NEW CONSTRUCTION\$>0
006	616390	1260	12/09/09	\$231,000	STATEMENT TO DOR
006	616390	1351	12/20/11	\$158,199	NON-REPRESENTATIVE SALE
006	616390	1351	11/09/11	\$200,000	NON-REPRESENTATIVE SALE
006	616390	1881	12/07/10	\$143,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	616390	1902	12/17/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	633294	0020	10/25/10	\$272,000	NEW CONSTRUCTION\$>0
006	663290	0421	06/24/10	\$276,930	NEW CONSTRUCTION\$>0
006	663290	0545	06/01/11	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	663290	0821	06/27/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	670250	0055	07/28/10	\$6,500	QUESTIONABLE PER APPRAISAL
006	670310	0045	06/25/09	\$365,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	670310	0070	12/08/11	\$208,144	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	670430	0095	03/06/09	\$379,950	TRADE
006	714870	0010	01/14/11	\$168,000	NON-REPRESENTATIVE SALE
006	730430	0011	01/26/10	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	730430	0011	01/26/10	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	730430	0325	10/14/11	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	730430	0448	10/30/09	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	730430	0483	07/07/09	\$95,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	730430	0520	01/27/10	\$36,689	EXEMPT FROM EXCISE TAX
006	730430	1010	08/24/09	\$340,000	NEW CONSTRUCTION\$>0
006	730430	1130	09/14/11	\$120,000	NEW CONSTRUCTION\$>0
006	756870	0785	04/02/09	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	756870	0785	01/14/09	\$403,549	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	156810	0096	10/12/09	\$177,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	156810	0240	07/18/11	\$160,000	SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	156810	0295	10/28/11	\$379,110	EXEMPT FROM EXCISE TAX
007	162604	9050	09/09/11	\$474,900	NEW CONSTRUCTION\$>0
007	350010	0115	05/12/09	\$140,000	MULTIPLE IMPS
007	350010	0125	04/12/10	\$303,000	NEW CONSTRUCTION\$>0
007	350010	0142	09/27/10	\$240,000	MULTIPLE IMPS
007	373890	0135	10/13/10	\$105,713	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399570	0245	09/03/10	\$150,000	NO MARKET EXPOSURE
007	399570	0600	08/22/11	\$39,364	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399570	0600	07/06/11	\$39,364	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399690	0555	11/16/09	\$188,586	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558930	0250	04/25/11	\$420,000	MULTIPLE IMPS
007	558930	0585	06/11/10	\$270,000	NO MARKET EXPOSURE
007	558990	0035	09/24/10	\$290,000	GOVERNMENT AGENCY
007	558990	0085	06/21/10	\$90,440	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558990	0605	04/12/11	\$269,950	NEW CONSTRUCTION\$>0
007	558990	0760	11/24/10	\$238,500	RELOCATION - SALE TO SERVICE
007	664930	0170	02/14/11	\$256,000	SHORT SALE

Results

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. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -13.2%. This decrease is due partly to 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 kept in the appropriate district office.