

Residential Revalue

2012 Assessment Roll

**North Greenwood/
Bitter Lake**

Area 5

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<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 84.40.0305 to appraise property at one hundred percent of 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

North Greenwood/ Bitter Lake

Housing



Grade 5/ Year Built 1930/ Total Living Area 670



Grade 6/ Year Built 1940/ Total Living Area 930



Grade 7/ Year Built 1932/ Total Living Area 1180



Grade 8/ Year Built 1954/ Total Living Area 1890



Grade 9/ Year Built 1987/ Total Living Area 2250



Grade 10/ Year Built 1998/ Total Living Area 2860

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

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: North Greenwood/Bitter Lake/Area 5

Number of Improved Sales: 419

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	\$142,500	\$174,200	\$316,700			
2012 Value	\$129,100	\$159,600	\$288,700	\$319,000	90.5%	10.85%
Change	-\$13,400	-\$14,600	-\$28,000			
% Change	-9.4%	-8.4%	-8.8%			

*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	\$160,200	\$162,700	\$322,900
2012 Value	\$145,600	\$148,700	\$294,300
Percent Change	-9.1%	-8.6%	-8.9%

Number of one to three unit residences in the population: 6749

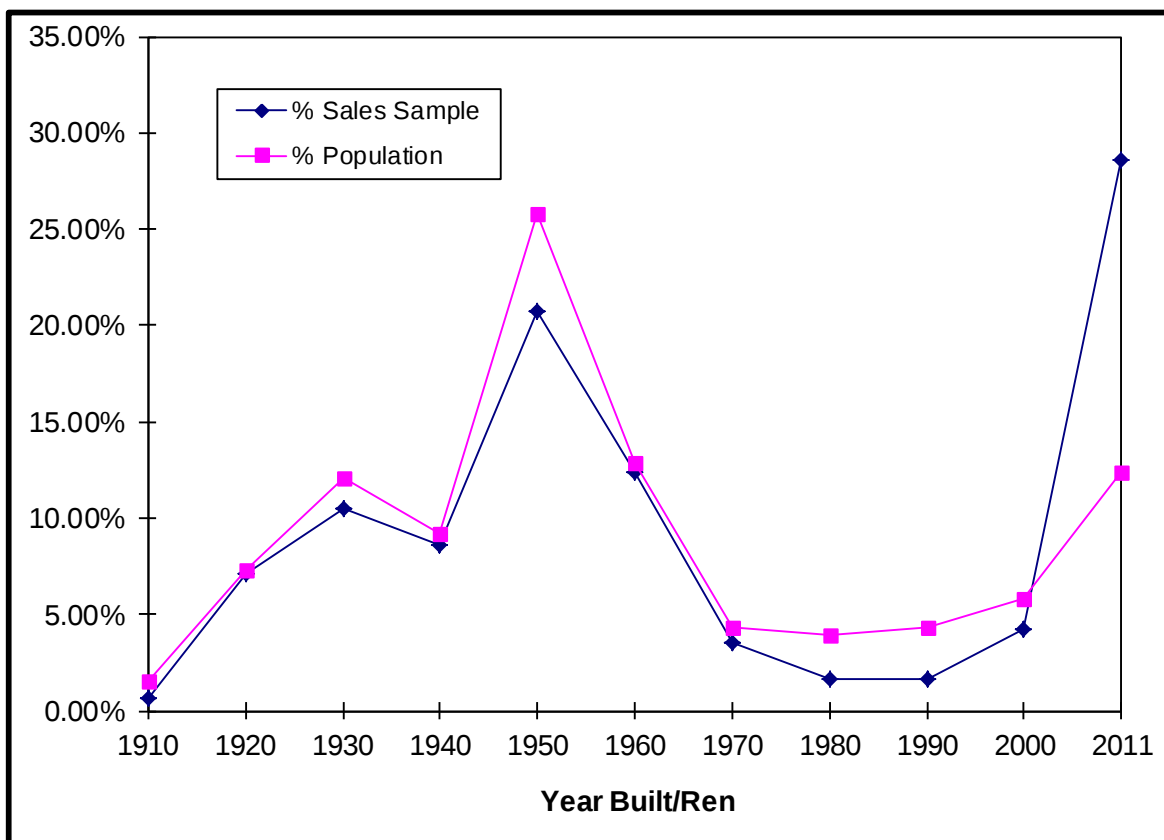
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.72%
1920	30	7.16%
1930	44	10.50%
1940	36	8.59%
1950	87	20.76%
1960	52	12.41%
1970	15	3.58%
1980	7	1.67%
1990	7	1.67%
2000	18	4.30%
2011	120	28.64%
	419	

Population		
Year Built/Ren	Frequency	% Population
1910	108	1.60%
1920	496	7.35%
1930	815	12.08%
1940	623	9.23%
1950	1745	25.86%
1960	872	12.92%
1970	292	4.33%
1980	270	4.00%
1990	295	4.37%
2000	393	5.82%
2011	840	12.45%
	6749	

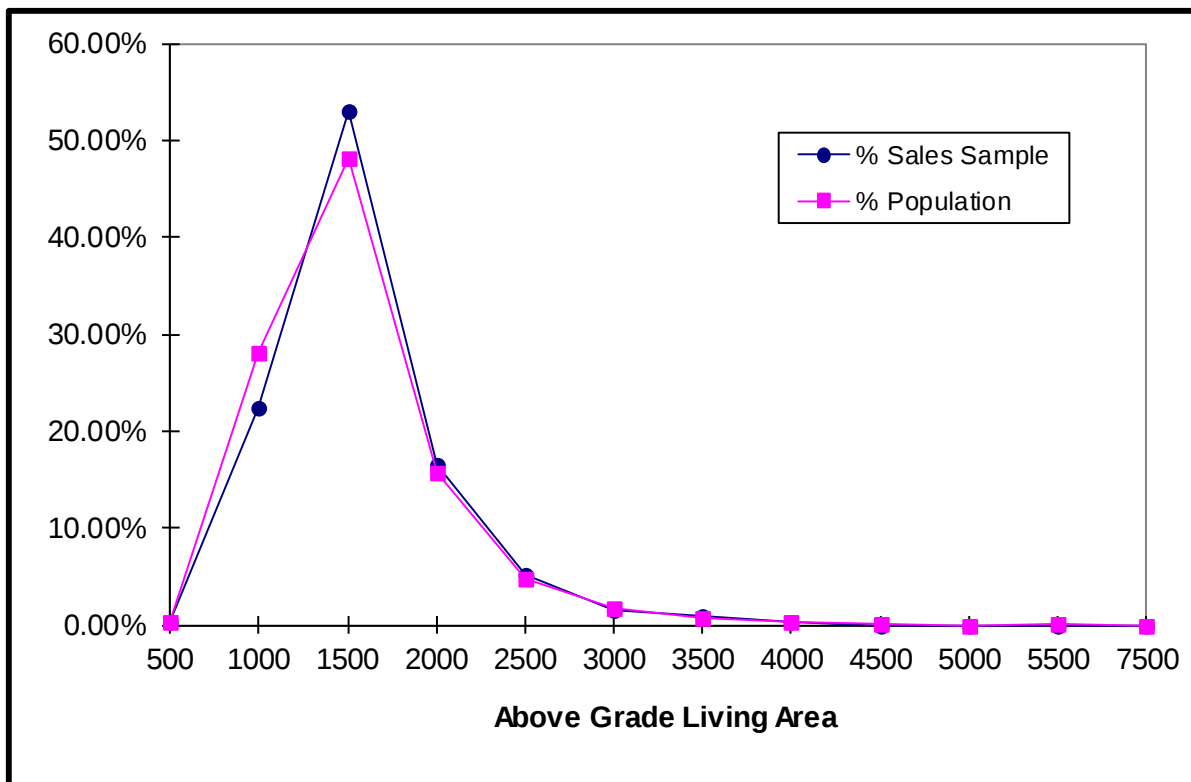


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.24%
1000	94	22.43%
1500	222	52.98%
2000	69	16.47%
2500	22	5.25%
3000	6	1.43%
3500	4	0.95%
4000	1	0.24%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	419	

Population		
AGLA	Frequency	% Population
500	19	0.28%
1000	1899	28.14%
1500	3245	48.08%
2000	1067	15.81%
2500	326	4.83%
3000	123	1.82%
3500	46	0.68%
4000	19	0.28%
4500	4	0.06%
5000	0	0.00%
5500	1	0.01%
7500	0	0.00%
	6749	

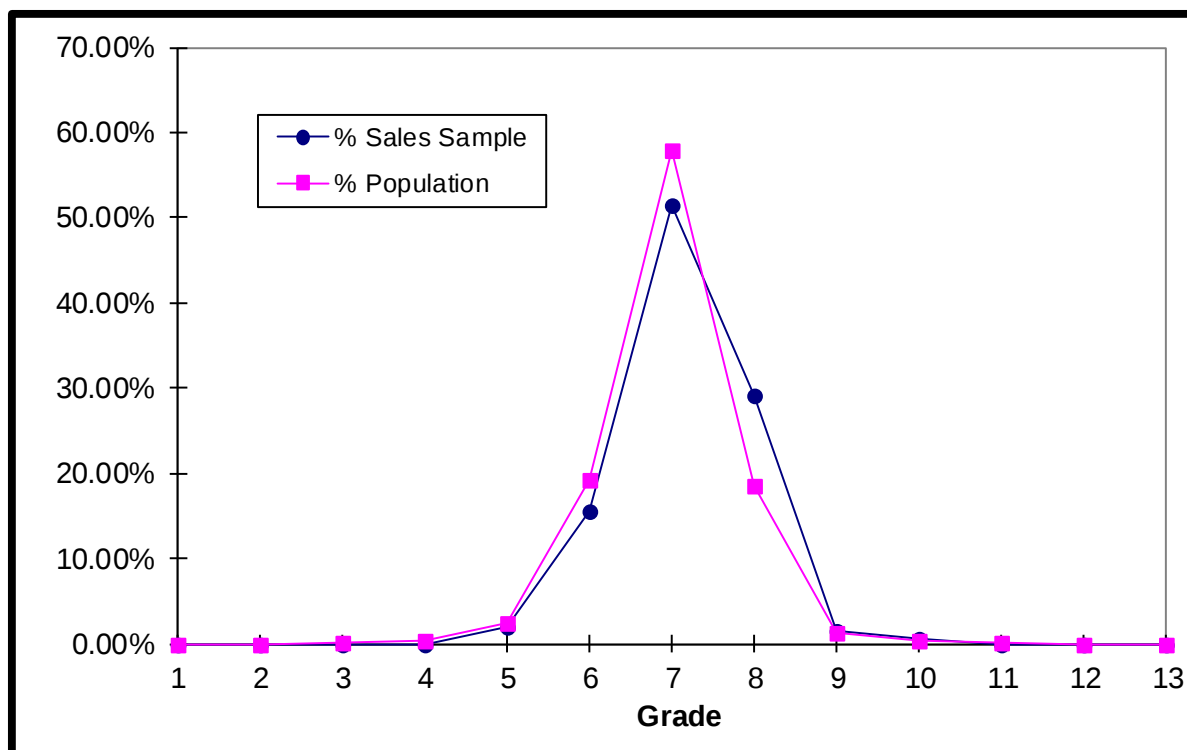


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	8	1.91%
6	65	15.51%
7	216	51.55%
8	122	29.12%
9	6	1.43%
10	2	0.48%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	419	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	16	0.24%
5	162	2.40%
6	1293	19.16%
7	3913	57.98%
8	1253	18.57%
9	90	1.33%
10	20	0.30%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	6749	



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
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -9.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area only required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 419 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.5%. 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 -8.9%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area5 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

-8.69%

Comments:

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 5 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 August 1, 2011 would be adjusted by the time trend factor of 0.976 resulting in an adjusted value of \$512,000 (\$525,000 X .976=\$512,400 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.829	-17.1%
2/1/2009	0.834	-16.6%
3/1/2009	0.838	-16.2%
4/1/2009	0.843	-15.7%
5/1/2009	0.848	-15.2%
6/1/2009	0.853	-14.7%
7/1/2009	0.857	-14.3%
8/1/2009	0.862	-13.8%
9/1/2009	0.867	-13.3%
10/1/2009	0.872	-12.8%
11/1/2009	0.876	-12.4%
12/1/2009	0.881	-11.9%
1/1/2010	0.886	-11.4%
2/1/2010	0.891	-10.9%
3/1/2010	0.895	-10.5%
4/1/2010	0.900	-10.0%
5/1/2010	0.905	-9.5%
6/1/2010	0.910	-9.0%
7/1/2010	0.914	-8.6%
8/1/2010	0.919	-8.1%
9/1/2010	0.924	-7.6%
10/1/2010	0.929	-7.1%
11/1/2010	0.933	-6.7%
12/1/2010	0.938	-6.2%
1/1/2011	0.943	-5.7%
2/1/2011	0.948	-5.2%
3/1/2011	0.952	-4.8%
4/1/2011	0.957	-4.3%
5/1/2011	0.962	-3.8%
6/1/2011	0.967	-3.3%
7/1/2011	0.971	-2.9%
8/1/2011	0.976	-2.4%
9/1/2011	0.981	-1.9%
10/1/2011	0.986	-1.4%
11/1/2011	0.990	-1.0%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	242603	9185	11/19/10	\$280,000	\$260,000	830	6	1949	Avg	6600	N	N	13244 1ST AVE NW
002	010600	0275	3/31/11	\$232,000	\$221,000	860	6	1948	Avg	8100	N	N	10315 8TH AVE NW
002	113900	0050	4/4/10	\$339,000	\$302,000	860	6	1985	Avg	7500	Y	N	210 N 107TH ST
002	201630	0056	5/19/11	\$312,500	\$300,000	790	7	1945	Good	7677	N	N	10016 13TH AVE NW
002	515120	0205	4/4/11	\$320,000	\$305,000	790	7	1952	Avg	6777	N	N	13706 1ST AVE NW
002	074800	0150	8/3/11	\$295,950	\$288,000	810	7	1948	Avg	7200	N	N	14034 1ST AVE NW
002	949820	0036	5/20/10	\$349,995	\$314,000	830	7	1949	Avg	6804	N	N	10325 13TH AVE NW
002	201630	0076	5/17/11	\$295,999	\$284,000	850	7	1949	Avg	7597	N	N	10047 12TH AVE NW
002	682410	0045	9/12/11	\$369,950	\$363,000	860	7	1951	Good	6400	N	N	847 NW 97TH ST
002	092400	0080	7/28/11	\$340,000	\$331,000	890	7	1941	VGood	8370	N	N	13241 2ND AVE NW
002	682410	0195	10/13/11	\$239,900	\$237,000	890	7	1947	Good	6400	N	N	926 NW 96TH ST
002	362603	9277	7/26/11	\$271,000	\$264,000	920	7	1940	Good	5280	N	N	945 NW 96TH ST
002	891050	0615	2/23/10	\$429,000	\$379,000	930	7	1926	Avg	7560	N	N	11040 1ST AVE NW
002	949820	0045	10/12/10	\$324,029	\$299,000	930	7	1949	Avg	6930	N	N	10339 13TH AVE NW
002	515120	0165	6/28/11	\$282,000	\$273,000	940	7	1939	Avg	6772	N	N	13733 PALATINE AVE N
002	676620	0020	4/18/11	\$407,000	\$389,000	950	7	1947	Good	6210	N	N	9506 13TH AVE NW
002	891050	0689	3/9/10	\$269,900	\$239,000	960	7	1949	Fair	7560	N	N	11014 PALATINE AVE N
002	113900	0120	12/28/10	\$296,000	\$277,000	980	7	1939	Avg	7560	N	N	10750 1ST AVE NW
002	113900	0409	4/6/11	\$245,000	\$234,000	980	7	1948	Avg	7907	N	N	204 NW 107TH ST
002	914410	0318	10/14/11	\$230,000	\$227,000	990	7	1953	Avg	6000	N	N	1211 NW 100TH ST
002	362603	9230	4/27/10	\$429,500	\$384,000	1000	7	1946	Avg	7200	N	N	10309 14TH AVE NW
002	682510	0045	9/27/11	\$372,500	\$366,000	1020	7	1942	Avg	6800	N	N	914 NW 97TH ST
002	515300	0025	2/8/11	\$365,000	\$344,000	1030	7	1951	Avg	7680	N	N	12522 2ND AVE NW
002	615490	0010	9/1/11	\$420,000	\$411,000	1040	7	1947	Avg	7102	N	N	10322 12TH AVE NW
002	206710	0055	8/24/11	\$320,000	\$313,000	1060	7	1949	VGood	8100	N	N	132 NW 131ST ST
002	552260	0120	9/20/10	\$415,000	\$381,000	1060	7	1949	Avg	7228	Y	N	10029 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	074800	0261	9/24/10	\$269,500	\$248,000	1070	7	1953	Avg	6000	N	N	14010 2ND AVE NW
002	113900	0210	7/15/11	\$337,500	\$328,000	1070	7	1924	Good	7560	N	N	10739 PALATINE AVE N
002	113900	0615	5/6/10	\$400,000	\$358,000	1070	7	1951	Avg	5000	N	N	10515 2ND AVE NW
002	074800	0360	1/12/11	\$272,000	\$255,000	1110	7	1934	Good	8100	N	N	14010 3RD AVE NW
002	891050	0496	12/16/10	\$318,000	\$297,000	1110	7	1919	VGood	6510	N	N	221 NW 112TH ST
002	914410	0176	5/28/10	\$369,500	\$332,000	1110	7	1950	Avg	8100	N	N	9541 14TH AVE NW
002	944130	0045	11/2/11	\$289,900	\$287,000	1110	7	1949	Avg	8160	N	N	13027 1ST AVE NW
002	074800	0330	7/13/10	\$272,000	\$247,000	1130	7	1937	Avg	8100	N	N	14029 2ND AVE NW
002	391840	0180	8/18/10	\$330,000	\$301,000	1130	7	1948	Avg	6300	N	N	11542 PALATINE AVE N
002	914410	0236	5/7/10	\$345,000	\$309,000	1130	7	1950	Avg	7920	N	N	9527 13TH AVE NW
002	362603	9419	8/9/11	\$279,990	\$273,000	1140	7	2005	Avg	1237	N	N	10122 B 3RD AVE NW
002	113900	0675	10/10/11	\$282,500	\$278,000	1150	7	1941	Avg	7500	N	N	10557 2ND AVE NW
002	515120	0099	4/14/10	\$339,150	\$302,000	1150	7	1961	Avg	5950	N	N	13722 PALATINE AVE N
002	792260	0015	7/2/10	\$405,000	\$366,000	1150	7	1948	Avg	7200	Y	N	10342 12TH AVE NW
002	074800	0060	6/21/10	\$380,000	\$343,000	1160	7	1961	Good	7200	N	N	14008 PALATINE AVE N
002	198020	0220	11/16/10	\$319,000	\$296,000	1170	7	1953	Avg	8100	N	N	123 N 144TH ST
002	113900	0057	4/23/10	\$275,000	\$246,000	1180	7	2008	Avg	654	N	N	10701 B GREENWOOD AVE N
002	113900	0060	8/6/10	\$260,000	\$237,000	1180	7	2008	Avg	941	Y	N	10703 B GREENWOOD AVE N
002	010600	0150	1/27/10	\$415,000	\$364,000	1200	7	1948	Good	8168	N	N	10039 DIBBLE AVE NW
002	730890	0205	10/4/11	\$529,000	\$521,000	1200	7	1925	Good	7705	N	N	12214 2ND AVE NW
002	113900	0055	9/22/10	\$264,950	\$244,000	1230	7	2008	Avg	1000	N	N	10701 D GREENWOOD AVE N
002	442760	0105	4/19/10	\$345,000	\$308,000	1230	7	1953	Avg	6800	N	N	10744 4TH AVE NW
002	322320	0075	4/8/10	\$430,000	\$383,000	1240	7	1944	Good	6250	N	N	11512 1ST AVE NW
002	291820	0010	5/22/10	\$312,500	\$281,000	1250	7	1953	Avg	7039	N	N	143 NW 136TH ST
002	362603	9281	7/7/11	\$300,000	\$291,000	1250	7	1951	Avg	7839	N	N	217 NW 105TH ST
002	615490	0100	9/23/11	\$325,000	\$319,000	1250	7	1948	Avg	7102	Y	N	10320 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	113900	0752	4/6/11	\$402,000	\$383,000	1280	7	1950	Avg	7500	N	N	10515 1ST AVE NW
002	915810	0121	11/15/10	\$305,000	\$283,000	1290	7	2001	Avg	1581	N	N	12719 A GREENWOOD AVE N
002	730890	0645	6/29/10	\$329,241	\$298,000	1310	7	1926	Good	8172	Y	N	12003 PALATINE AVE N
002	291820	0005	12/23/10	\$316,972	\$296,000	1320	7	1948	Avg	6952	N	N	13536 3RD AVE NW
002	362603	9218	1/5/10	\$415,000	\$363,000	1320	7	1963	Avg	7108	N	N	9522 12TH AVE NW
002	891050	0034	10/19/10	\$369,500	\$341,000	1320	7	1984	Avg	9823	N	N	11314 3RD AVE NW
002	391840	0148	3/23/10	\$420,000	\$373,000	1340	7	1962	Avg	7513	N	N	11538 3RD AVE NW
002	552260	0055	4/5/10	\$415,000	\$369,000	1360	7	1950	Avg	6700	Y	N	10023 11TH AVE NW
002	638050	0151	11/23/11	\$270,000	\$268,000	1370	7	1939	Avg	7697	N	N	11738 3RD AVE NW
002	914410	0288	3/16/11	\$400,000	\$380,000	1390	7	1959	Avg	8745	N	N	9713 13TH AVE NW
002	074800	0235	4/8/11	\$320,500	\$306,000	1400	7	1951	Good	8100	N	N	14021 1ST AVE NW
002	186240	0010	1/15/10	\$385,000	\$337,000	1450	7	1941	Good	6360	Y	N	9250 15TH AVE NW
002	730890	0765	7/20/10	\$375,000	\$341,000	1460	7	1951	Avg	9229	N	N	12035 GREENWOOD AVE N
002	247450	0055	4/5/10	\$470,000	\$418,000	1490	7	1953	Avg	13770	N	N	823 NW 107TH ST
002	442760	0090	7/20/10	\$385,000	\$350,000	1500	7	1953	Avg	8000	N	N	10721 4TH AVE NW
002	515120	0335	5/10/10	\$380,000	\$340,000	1500	7	1932	VGood	8995	N	N	13712 2ND AVE NW
002	076700	0177	4/1/10	\$306,000	\$272,000	1500	7	2000	Avg	1456	N	N	10118 4TH AVE NW
002	337490	0080	4/7/11	\$319,900	\$305,000	1530	7	1948	Avg	8100	N	N	127 NW 135TH PL
002	914410	0256	9/10/10	\$371,900	\$341,000	1530	7	1951	Avg	9720	N	N	9609 13TH AVE NW
002	113900	0400	7/21/11	\$400,000	\$389,000	1550	7	1922	Avg	5034	Y	N	220 NW 107TH ST
002	198020	0385	6/8/10	\$532,000	\$479,000	1550	7	1940	VGood	6499	N	N	210 NW 143RD ST
002	730890	0355	8/4/11	\$384,469	\$374,000	1570	7	1936	Good	7715	N	N	12237 2ND AVE NW
002	914410	0237	1/28/11	\$349,900	\$329,000	1610	7	1950	Avg	7920	N	N	9531 13TH AVE NW
002	949820	0010	6/8/10	\$423,000	\$381,000	1620	7	1950	Avg	6930	N	N	10340 14TH AVE NW
002	247450	0045	9/7/11	\$430,000	\$421,000	1630	7	1953	Avg	6183	N	N	816 NW 107TH ST
002	730890	0520	5/27/10	\$363,450	\$327,000	1630	7	1937	Avg	7680	N	N	12026 2ND AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	113900	0385	12/8/11	\$435,000	\$433,000	1660	7	1922	Avg	10074	Y	N	10710 3RD AVE NW
002	113900	0385	6/29/10	\$425,000	\$384,000	1660	7	1922	Avg	10074	Y	N	10710 3RD AVE NW
002	322320	0080	1/11/10	\$531,000	\$465,000	1690	7	1944	VGood	6250	Y	N	11518 1ST AVE NW
002	186240	0005	5/27/10	\$345,000	\$310,000	1700	7	1942	Avg	6600	N	N	1447 NW 95TH ST
002	362603	9236	11/8/11	\$347,000	\$344,000	1700	7	1945	Good	8100	Y	N	1100 NW 95TH ST
002	442760	0065	5/19/10	\$474,000	\$425,000	1730	7	1994	Avg	6500	N	N	10757 4TH AVE NW
002	747490	0035	11/4/10	\$439,000	\$407,000	1780	7	1954	Avg	10500	N	N	10516 8TH AVE NW
002	391840	0024	5/24/10	\$319,000	\$287,000	1904	7	2006	Avg	1112	N	N	11713 B GREENWOOD AVE N
002	391840	0022	1/13/10	\$310,000	\$271,000	1972	7	2006	Avg	1112	N	N	11713 C GREENWOOD AVE N
002	391840	0005	5/13/10	\$333,000	\$298,000	1980	7	1942	Avg	10000	N	N	11754 PALATINE AVE N
002	391840	0025	7/12/10	\$335,000	\$304,000	2148	7	2006	Avg	1691	N	N	11713 A GREENWOOD AVE N
002	391840	0025	11/22/11	\$311,800	\$310,000	2148	7	2006	Avg	1691	N	N	11713 A GREENWOOD AVE N
002	198020	0185	10/10/10	\$520,000	\$480,000	2160	7	1932	VGood	8100	N	N	120 N 144TH ST
002	113900	0005	5/18/10	\$412,950	\$370,000	2240	7	1924	Good	7767	N	N	10756 PALATINE AVE N
002	362603	9284	6/15/11	\$350,000	\$338,000	2250	7	1951	Good	8293	N	N	228 NW 104TH ST
002	758620	0058	7/22/10	\$258,000	\$234,000	1086	8	2005	Avg	1591	N	N	10135 HOLMAN RD NW
002	113900	0092	4/12/10	\$239,000	\$213,000	1110	8	2002	Avg	979	N	N	10747 B GREENWOOD AVE N
002	113900	0065	5/3/10	\$299,000	\$267,000	1240	8	2009	Avg	1207	N	N	10713 C GREENWOOD AVE N
002	113900	0069	5/7/10	\$299,000	\$268,000	1240	8	2009	Avg	1221	N	N	10713 A GREENWOOD AVE N
002	113900	0071	3/2/10	\$299,000	\$264,000	1250	8	2009	Avg	1223	N	N	10715 A GREENWOOD AVE N
002	515120	0061	8/11/10	\$300,000	\$274,000	1310	8	2001	Avg	1680	N	N	13709 GREENWOOD AVE N
002	687780	0050	8/25/11	\$349,000	\$341,000	1320	8	1952	Avg	8160	N	N	12501 2ND AVE NW
002	010700	0030	1/20/10	\$300,000	\$263,000	1340	8	2009	Avg	1654	N	N	10409 ALDERBROOK PL NW
002	242603	9180	11/4/10	\$405,000	\$375,000	1340	8	1949	Avg	8160	N	N	12705 2ND AVE NW
002	010700	0031	1/14/10	\$329,000	\$288,000	1340	8	2009	Avg	1741	N	N	10411 ALDERBROOK PL NW
002	287460	0260	11/3/10	\$359,950	\$333,000	1370	8	1953	Avg	7190	N	N	10742 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	201630	0006	10/25/11	\$435,000	\$430,000	1390	8	1976	Avg	7695	N	N	1315 NW 103RD ST
002	440320	0145	4/1/11	\$455,000	\$433,000	1430	8	1948	Avg	9628	N	N	10057 MARY AVE NW
002	638050	0006	4/20/11	\$460,000	\$440,000	1430	8	1954	Avg	7689	Y	N	11751 PALATINE AVE N
002	010800	0121	10/28/11	\$240,000	\$237,000	1440	8	2006	Avg	1975	N	N	401 D NW 101ST ST
002	682410	0020	2/18/10	\$335,000	\$295,000	1440	8	2008	Avg	1209	N	N	819 B NW 97TH ST
002	682410	0024	8/9/11	\$299,990	\$292,000	1440	8	2008	Avg	2341	N	N	817 A NW 97TH ST
002	074800	0395	10/3/11	\$282,500	\$278,000	1450	8	1957	Avg	7425	N	N	14052 3RD AVE NW
002	914410	0186	3/5/10	\$460,000	\$407,000	1450	8	1950	Avg	9450	N	N	9527 14TH AVE NW
002	682410	0015	5/19/11	\$289,950	\$279,000	1460	8	2006	Avg	1820	N	N	815 A NW 97TH ST
002	682410	0017	2/25/10	\$325,000	\$287,000	1460	8	2006	Avg	1224	N	N	811 A NW 97TH ST
002	198020	0400	3/10/11	\$340,000	\$322,000	1490	8	1968	Good	7200	N	N	220 NW 143RD ST
002	891050	0100	12/15/11	\$456,000	\$455,000	1550	8	1950	Avg	10080	N	N	11240 1ST AVE NW
002	391840	0143	9/6/11	\$436,000	\$427,000	1630	8	1966	Avg	7500	N	N	11532 3RD AVE NW
002	198020	0204	8/20/10	\$512,000	\$468,000	1720	8	1949	Good	6323	N	N	101 N 144TH ST
002	891050	0200	10/21/11	\$400,000	\$395,000	1730	8	1952	Avg	7560	N	N	11226 PALATINE AVE N
002	914410	0057	9/13/11	\$448,595	\$440,000	1790	8	1957	Avg	9702	N	N	9634 15TH AVE NW
002	242603	9172	4/15/10	\$490,000	\$437,000	1800	8	1952	VGood	12920	N	N	12704 3RD AVE NW
002	010700	0032	1/4/10	\$375,000	\$328,000	1820	8	2009	Avg	2900	N	N	10407 ALDERBROOK PL NW
002	362603	9110	1/19/11	\$427,500	\$402,000	1880	8	1954	Avg	12241	N	N	10351 14TH AVE NW
002	515300	0010	6/21/10	\$465,000	\$420,000	1890	8	1948	Good	7680	N	N	12508 2ND AVE NW
002	442760	0010	3/2/10	\$500,000	\$442,000	1900	8	1953	Avg	12506	N	N	10751 5TH AVE NW
002	442760	0005	7/16/10	\$600,000	\$544,000	2190	8	1953	Good	17464	N	N	10757 5TH AVE NW
002	198020	0395	3/22/11	\$575,000	\$547,000	2330	8	1968	Avg	9000	N	N	14308 3RD AVE NW
002	891050	0610	4/26/10	\$525,900	\$470,000	2370	8	1926	Good	9107	Y	N	11060 1ST AVE NW
002	113900	0848	8/12/11	\$612,500	\$597,000	2550	8	2005	Avg	7865	N	N	10508 1ST AVE NW
002	362603	9158	12/14/10	\$685,000	\$639,000	2560	8	1941	VGood	14405	Y	N	1441 NW 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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
002	730890	0715	7/1/10	\$463,000	\$419,000	2800	8	1956	Avg	7902	Y	N	12026 PALATINE AVE N
002	891050	0042	11/12/10	\$460,000	\$427,000	2820	8	2008	Avg	16350	Y	N	11310 3RD AVE NW
002	515120	0185	11/14/11	\$564,500	\$560,000	2960	8	2003	Avg	6066	N	N	13713 PALATINE AVE N
002	198020	0025	3/3/10	\$527,500	\$466,000	2060	9	1929	Good	14060	N	N	111 NW 145TH ST
002	616690	0045	5/20/10	\$492,500	\$442,000	2310	9	1936	VGood	10585	N	N	118 NW 132ND ST
002	914410	0274	12/8/10	\$620,000	\$578,000	2400	9	2010	Avg	7210	N	N	9632 14TH AVE NW
002	198020	0236	4/21/10	\$566,750	\$506,000	2420	9	2009	Avg	6847	N	N	139 N 144TH ST
002	391840	0020	8/13/10	\$418,000	\$381,000	2500	9	1967	Good	10350	Y	N	11714 PALATINE AVE N
002	616690	0060	5/27/10	\$700,000	\$629,000	3010	9	2009	Avg	9715	N	N	13217 1ST AVE NW
002	242603	9089	2/4/10	\$679,950	\$598,000	3270	10	2008	Avg	7210	N	N	13020 3RD AVE NW
004	229140	1180	6/14/10	\$266,000	\$240,000	680	6	1929	Avg	7440	N	N	10522 N PARK AVE N
004	083200	0110	5/13/11	\$274,888	\$264,000	720	6	1943	Good	8100	N	N	339 N 133RD ST
004	614010	0105	10/4/10	\$298,000	\$275,000	730	6	1947	Good	7761	N	N	11741 PHINNEY AVE N
004	364510	0175	4/20/10	\$230,000	\$205,000	840	6	1920	Good	5040	N	N	10518 EVANSTON AVE N
004	016400	0381	10/27/10	\$255,000	\$236,000	850	6	1940	Good	7200	N	N	13513 WINGARD CT N
004	891100	0285	12/5/11	\$290,000	\$289,000	850	6	1947	Avg	6600	N	N	10709 PHINNEY AVE N
004	016400	0360	1/7/10	\$285,000	\$249,000	860	6	1934	Good	9167	N	N	613 N 137TH ST
004	192604	9007	11/23/10	\$247,500	\$230,000	900	6	1940	Avg	12648	N	N	701 N 145TH ST
004	178550	0161	5/24/11	\$295,000	\$284,000	1010	6	1939	Good	6202	Y	N	12531 FREMONT AVE N
004	130630	0145	11/30/10	\$320,000	\$298,000	1140	6	1921	Good	6300	N	N	10711 EVANSTON AVE N
004	614010	0210	1/7/10	\$269,000	\$235,000	1200	6	1923	Good	7827	N	N	11545 PHINNEY AVE N
004	229140	1400	9/28/11	\$330,000	\$325,000	1260	6	1925	Good	6120	N	N	717 N 109TH ST
004	130630	0110	8/5/11	\$248,000	\$242,000	1330	6	1985	Avg	6300	N	N	10722 EVANSTON AVE N
004	614060	0185	5/23/11	\$307,000	\$295,000	710	7	1924	Good	7200	N	N	11501 N PARK AVE N
004	425830	0010	6/27/11	\$296,400	\$287,000	810	7	1950	Good	7560	N	N	14321 EVANSTON AVE N
004	291620	0125	7/5/11	\$250,000	\$242,000	870	7	1947	Avg	9255	N	N	12752 EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(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
004	130630	0040	12/15/10	\$267,400	\$250,000	900	7	1942	Avg	6340	N	N	10739 FREMONT AVE N
004	614110	0505	7/5/11	\$240,000	\$233,000	900	7	1930	Good	6561	N	N	12215 EVANSTON AVE N
004	614110	0200	1/4/10	\$405,000	\$354,000	930	7	1928	Good	6591	N	N	12010 PHINNEY AVE N
004	614160	0165	8/12/11	\$319,000	\$311,000	960	7	1928	Good	8578	Y	N	12022 N PARK AVE
004	718980	0055	10/20/10	\$315,000	\$291,000	970	7	1940	Avg	5038	N	N	11024 EVANSTON AVE N
004	434380	0090	3/5/10	\$330,000	\$292,000	1000	7	1952	Avg	7250	Y	N	12526 FREMONT AVE N
004	614110	0425	1/27/10	\$365,000	\$320,000	1010	7	1939	Good	6739	N	N	12258 DAYTON AVE N
004	192604	9103	7/1/11	\$213,000	\$206,000	1020	7	1955	Good	5600	N	N	14345 DAYTON AVE N
004	614010	0190	8/24/10	\$275,000	\$251,000	1020	7	1941	Avg	7854	N	N	11521 PHINNEY AVE N
004	891100	0305	9/22/11	\$272,000	\$267,000	1140	7	1916	Good	8030	N	N	10733 PHINNEY AVE N
004	614010	0740	8/23/10	\$330,000	\$302,000	1200	7	1940	Good	7980	N	N	11514 EVANSTON AVE N
004	614110	0175	4/19/11	\$313,000	\$299,000	1200	7	1937	Good	6577	N	N	12042 PHINNEY AVE N
004	130630	0070	7/20/11	\$325,000	\$316,000	1220	7	1953	Good	6300	N	N	10752 EVANSTON AVE N
004	614110	0805	7/21/11	\$350,000	\$340,000	1220	7	1939	Good	9822	N	N	12242 EVANSTON AVE N
004	675970	0010	4/7/11	\$289,000	\$276,000	1220	7	1959	Good	8160	N	N	14320 PHINNEY AVE N
004	291620	0040	6/28/10	\$329,500	\$298,000	1270	7	1947	Avg	7650	N	N	12738 PHINNEY AVE N
004	614110	0235	10/5/11	\$350,000	\$345,000	1300	7	1959	Avg	6591	N	N	12011 DAYTON AVE N
004	016400	0230	5/26/10	\$307,000	\$276,000	1320	7	1960	VGood	6760	N	N	713 1/2 N 138TH ST
004	891100	0065	7/21/10	\$346,400	\$315,000	1330	7	1949	Good	7936	N	N	11205 PHINNEY AVE N
004	637850	0130	3/23/11	\$310,000	\$295,000	1340	7	1937	Good	7537	N	N	11208 DAYTON AVE N
004	229140	0351	5/18/10	\$274,950	\$247,000	1358	7	2007	Avg	1196	N	N	10508 A WHITMAN AVE N
004	241960	0035	7/30/10	\$285,000	\$259,000	1460	7	1954	Avg	9300	N	N	500 N 142ND ST
004	614110	0030	11/10/11	\$325,000	\$322,000	1470	7	1937	Avg	9263	N	N	12235 PHINNEY AVE N
004	083200	0125	6/27/11	\$389,950	\$377,000	1480	7	1927	Good	6410	N	N	353 N 133RD ST
004	241960	0075	2/17/11	\$279,950	\$265,000	1480	7	1954	Avg	6360	N	N	506 N 141ST ST
004	614110	0445	4/28/10	\$379,000	\$339,000	1540	7	1980	Avg	6549	N	N	12238 DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(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
004	174770	0060	6/15/10	\$387,000	\$349,000	1560	7	1941	Good	7270	N	N	406 N 107TH ST
004	614010	0678	4/14/11	\$295,000	\$282,000	1560	7	1951	Avg	8055	N	N	517 N 117TH ST
004	229140	0725	5/18/10	\$420,000	\$377,000	1570	7	1952	Avg	7440	N	N	10734 LINDEN AVE N
004	701720	0110	4/25/10	\$390,000	\$348,000	1690	7	1982	Avg	6658	N	N	11038 FREMONT AVE N
004	229140	1355	4/27/10	\$294,000	\$263,000	1700	7	1924	Avg	9300	N	N	10526 FREMONT AVE N
004	614060	0030	7/12/11	\$407,000	\$395,000	1750	7	1930	Good	7200	Y	N	11738 FREMONT AVE N
004	614110	0615	8/13/10	\$450,000	\$410,000	1820	7	1926	Good	6595	N	N	12002 DAYTON AVE N
004	130630	0255	7/8/10	\$412,500	\$374,000	1920	7	1967	Avg	6356	N	N	10716 DAYTON AVE N
004	192604	9440	8/18/10	\$349,950	\$320,000	2008	7	2010	Avg	7224	N	N	740 N 127TH ST
004	614010	0480	12/12/11	\$395,000	\$394,000	2100	7	1924	Good	7937	N	N	11722 DAYTON AVE N
004	291620	0142	3/17/11	\$315,000	\$299,000	2260	7	1988	Good	7314	N	N	12724 EVANSTON AVE N
004	083270	0010	4/8/10	\$295,000	\$263,000	1080	8	2009	Avg	2353	N	N	422 N 130TH ST
004	083270	0020	3/16/10	\$298,500	\$265,000	1080	8	2009	Avg	1013	N	N	424 N 130TH ST
004	083270	0030	7/2/10	\$289,950	\$262,000	1080	8	2009	Avg	1159	N	N	414 N 130TH ST
004	614110	0160	10/19/10	\$328,000	\$303,000	1090	8	1941	VGood	6672	N	N	407 N 122ND ST
004	083270	0040	7/1/10	\$289,950	\$262,000	1090	8	2009	Avg	819	N	N	416 N 130TH ST
004	614010	0025	7/23/10	\$237,800	\$216,000	1100	8	2000	Avg	1054	N	N	11730 D GREENWOOD AVE N
004	614010	0037	8/12/11	\$230,000	\$224,000	1248	8	2006	Avg	1430	N	N	11726 A GREENWOOD AVE N
004	891100	0152	12/14/11	\$250,000	\$249,000	1270	8	2008	Avg	1294	N	N	11014 A GREENWOOD AVE N
004	614010	0024	12/2/10	\$217,000	\$202,000	1310	8	2000	Avg	1379	N	N	11730 C GREENWOOD AVE N
004	891100	0139	7/15/11	\$265,000	\$257,000	1320	8	2008	Avg	1295	N	N	11032 A GREENWOOD AVE N
004	017300	0036	1/26/10	\$275,500	\$242,000	1370	8	2009	Avg	1001	N	N	13816 A GREENWOOD AVE N
004	083270	0060	1/4/10	\$324,950	\$284,000	1390	8	2009	Avg	1003	N	N	420 N 130TH STREET
004	192604	9435	3/29/11	\$391,000	\$372,000	1440	8	2005	Avg	6986	N	N	14338 FREMONT AVE N
004	614160	0065	12/21/10	\$345,000	\$322,000	1460	8	1960	Avg	8114	N	N	711 N 122ND ST
004	637850	0060	7/27/10	\$370,000	\$336,000	1480	8	1966	Good	6542	N	N	405 N 115TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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
004	291870	0100	2/9/11	\$305,000	\$288,000	1510	8	1963	Avg	7650	N	N	14110 PHINNEY AVE N
004	229140	0910	4/26/11	\$332,000	\$318,000	1600	8	1983	Avg	5084	N	N	10735 LINDEN AVE N
004	614160	0080	6/16/11	\$455,000	\$439,000	1600	8	1961	Good	8000	N	N	12032 FREMONT AVE N
004	614160	0085	8/30/11	\$353,000	\$345,000	1620	8	1960	Good	8000	N	N	12035 N PARK AVE
004	614110	0680	4/15/10	\$490,000	\$437,000	1670	8	1941	Good	8772	N	N	523 N 122ND ST
004	614110	0095	3/29/10	\$415,000	\$369,000	1840	8	1960	Good	9299	N	N	12048 GREENWOOD AVE N
004	229140	0196	8/16/10	\$258,000	\$235,000	1890	8	2005	Avg	1337	N	N	10712 B WHITMAN AVE N
004	614110	0560	11/22/10	\$454,000	\$422,000	2210	8	1928	Good	6768	N	N	503 N 122ND ST
004	016400	0290	6/8/11	\$498,000	\$480,000	2390	8	1999	Avg	7206	N	N	706 N 137TH ST
004	016400	0411	1/7/11	\$560,000	\$525,000	3920	8	2005	Avg	7160	N	N	519 N 137TH ST
005	926670	0185	3/14/11	\$180,000	\$171,000	550	5	1920	Good	5100	N	N	911 N 90TH ST
005	614560	0330	6/23/10	\$275,000	\$248,000	770	5	1916	VGood	3844	N	N	750 N 104TH ST
005	026300	0190	12/8/10	\$325,000	\$303,000	1020	5	1924	VGood	8131	N	N	705 N 97TH ST
005	614560	0845	1/26/10	\$300,000	\$263,000	1120	5	1918	VGood	3844	N	N	706 N 103RD ST
005	926670	0190	3/8/11	\$159,950	\$152,000	390	6	1920	Good	2000	N	N	914 N 89TH ST
005	614560	1540	4/27/10	\$278,550	\$249,000	650	6	1940	VGood	4077	N	N	702 N 102ND ST
005	312604	9269	3/16/10	\$302,000	\$268,000	670	6	1942	Avg	6134	N	N	739 N 92ND ST
005	614560	1395	1/12/10	\$250,000	\$219,000	700	6	1922	VGood	3844	N	N	707 N 103RD ST
005	643150	0242	6/21/11	\$325,000	\$314,000	780	6	1916	Good	7490	N	N	8538 EVANSTON AVE N
005	614560	0321	5/14/10	\$345,500	\$310,000	820	6	1912	VGood	3555	N	N	754 N 104TH ST
005	926670	1245	10/19/11	\$300,500	\$297,000	830	6	2011	Avg	3350	N	N	709 N 88TH ST
005	614560	1180	9/25/10	\$330,000	\$303,000	900	6	1920	VGood	3844	N	N	335 N 103RD ST
005	614560	1065	9/2/10	\$225,000	\$206,000	990	6	1950	Avg	3844	N	N	350 N 103RD ST
005	291720	0645	11/11/11	\$369,950	\$367,000	1010	6	1948	Avg	6200	N	N	611 N 100TH ST
005	291720	0444	10/29/10	\$332,500	\$308,000	1110	6	1946	VGood	7060	N	N	9703 EVANSTON AVE N
005	614560	1255	6/2/11	\$328,500	\$316,000	1160	6	1912	Good	5767	N	N	320 N 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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	312604	9278	11/30/11	\$245,000	\$244,000	1200	6	1949	Avg	7700	N	N	9822 LINDEN AVE N
005	030600	0235	5/5/10	\$265,000	\$237,000	700	7	1928	Good	5594	N	N	714 N 98TH ST
005	434061	0130	5/12/10	\$228,320	\$205,000	806	7	1999	Avg	1200	N	N	9408 B LINDEN AVE N
005	926670	0855	5/6/11	\$355,000	\$340,000	850	7	1941	Good	5100	N	N	921 N 89TH ST
005	643150	0111	5/23/11	\$340,000	\$327,000	860	7	1929	Good	5412	N	N	518 N 87TH ST
005	078900	0100	1/13/10	\$300,000	\$263,000	870	7	1928	Good	5491	N	N	9231 EVANSTON AVE N
005	946520	0255	6/14/10	\$418,000	\$377,000	880	7	1935	Avg	6285	N	N	9050 PHINNEY AVE N
005	946520	0365	3/12/10	\$335,000	\$297,000	880	7	1941	Avg	6284	N	N	423 N 92ND ST
005	152930	0240	3/14/11	\$312,000	\$296,000	930	7	1938	Avg	6375	N	N	9547 DAYTON AVE N
005	614560	2475	6/21/11	\$360,000	\$348,000	980	7	1947	Good	6491	N	N	705 N 101ST ST
005	926670	0763	5/13/10	\$365,000	\$327,000	1000	7	1949	Avg	5000	N	N	8812 LINDEN AVE N
005	614560	0320	6/27/11	\$280,000	\$271,000	1030	7	1955	Good	4132	N	N	756 N 104TH ST
005	604640	0235	3/8/11	\$345,000	\$327,000	1050	7	1973	Avg	5100	N	N	710 N 87TH ST
005	926670	0195	3/25/11	\$365,000	\$347,000	1080	7	1921	Good	3097	N	N	912 N 89TH ST
005	614560	0375	10/20/11	\$325,000	\$321,000	1120	7	1917	VGood	3844	N	N	714 N 104TH ST
005	614560	2365	9/1/11	\$359,000	\$351,000	1120	7	1923	Good	3844	N	N	400 N 100TH ST
005	614560	0336	7/15/11	\$362,100	\$351,000	1130	7	1978	Avg	3844	N	N	744 N 104TH ST
005	078900	0250	5/24/10	\$385,000	\$346,000	1174	7	1932	VGood	5382	N	N	9052 EVANSTON AVE N
005	946520	0105	6/21/10	\$325,000	\$293,000	1280	7	1947	Avg	5906	N	N	9243 PHINNEY AVE N
005	643150	0232	3/9/11	\$453,000	\$430,000	1290	7	1911	VGood	6086	N	N	8536 EVANSTON AVE N
005	078900	0160	9/13/11	\$374,950	\$368,000	1300	7	1911	Good	8113	N	N	9046 DAYTON AVE N
005	643150	0151	6/18/10	\$436,000	\$393,000	1330	7	1920	Good	7893	N	N	8748 DAYTON AVE N
005	078900	0620	3/23/10	\$291,000	\$258,000	1330	7	1998	Avg	2177	N	N	9253 FREMONT AVE N
005	078900	0650	4/9/10	\$285,000	\$254,000	1330	7	1998	Avg	2215	N	N	631 N 95TH ST
005	291720	0270	3/5/10	\$449,000	\$397,000	1360	7	1928	Good	5099	N	N	9717 DAYTON AVE N
005	312604	9414	10/26/10	\$258,000	\$239,000	1370	7	1999	Avg	1386	N	N	9414 LINDEN AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(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	030600	0355	10/20/11	\$320,000	\$316,000	1380	7	1928	Avg	6356	N	N	9721 LINDEN AVE N
005	946520	0080	11/4/10	\$262,500	\$243,000	1440	7	1930	Good	5907	N	N	9217 PHINNEY AVE N
005	312604	9072	5/20/11	\$358,000	\$344,000	1450	7	1950	Good	6133	N	N	751 N 92ND ST
005	291720	0265	4/25/11	\$388,000	\$371,000	1460	7	1928	Good	5099	N	N	9711 DAYTON AVE N
005	614560	2400	1/11/10	\$369,955	\$324,000	1470	7	1912	Good	3844	N	N	505 N 101ST ST
005	614560	2400	1/5/11	\$349,000	\$327,000	1470	7	1912	Good	3844	N	N	505 N 101ST ST
005	312604	9478	11/2/10	\$236,768	\$219,000	1490	7	1999	Avg	1357	N	N	9414 LINDEN AVE N
005	078900	0155	11/15/10	\$310,000	\$288,000	1520	7	1915	Avg	8129	N	N	9048 DAYTON AVE N
005	312604	9252	9/8/11	\$275,000	\$270,000	1520	7	1951	Avg	6639	N	N	711 N 91ST ST
005	946520	0300	4/27/11	\$419,950	\$402,000	1550	7	1929	Good	6288	N	N	9006 PHINNEY AVE N
005	312604	9423	8/9/10	\$259,000	\$236,000	1590	7	1999	Avg	1620	N	N	9503 FREMONT AVE N
005	926670	1205	5/2/11	\$425,000	\$407,000	1800	7	1938	Good	5125	N	N	729 N 88TH ST
005	078900	0227	5/25/11	\$424,888	\$409,000	1930	7	1992	Avg	5057	N	N	9035 EVANSTON AVE N
005	614560	0405	12/1/11	\$300,000	\$298,000	2170	7	2000	Avg	3844	N	N	915 N 105TH ST
005	674970	0032	12/20/10	\$209,950	\$196,000	910	8	2008	Avg	923	N	N	725 A N 95TH ST
005	674970	0033	4/18/11	\$199,450	\$191,000	910	8	2008	Avg	930	N	N	725 B N 95TH ST
005	312604	9457	9/25/10	\$255,000	\$235,000	920	8	2006	Avg	1070	N	N	741 A N 94TH ST
005	030600	0561	2/17/11	\$242,000	\$229,000	980	8	2008	Avg	611	N	N	931 B N 98TH ST
005	312604	9302	5/24/11	\$219,950	\$211,000	1090	8	2008	Avg	1862	N	N	713 E N 94TH ST
005	312604	9473	7/22/11	\$214,050	\$208,000	1090	8	2008	Avg	1253	N	N	713 D N 94TH ST
005	312604	9475	10/11/11	\$225,000	\$222,000	1090	8	2008	Avg	1703	N	N	713 B N 94TH ST
005	026300	0347	3/22/11	\$245,000	\$233,000	1160	8	2007	Avg	1370	N	N	734 B N 95TH ST
005	674970	0028	9/28/10	\$241,500	\$222,000	1170	8	1997	Avg	1108	N	N	721 A N 95TH ST
005	312604	9456	10/7/11	\$246,500	\$243,000	1180	8	2006	Avg	967	N	N	741 B N 94TH ST
005	614560	0035	6/1/10	\$289,000	\$260,000	1190	8	2010	Avg	1086	N	N	343 A N 105TH ST
005	614560	0036	12/10/10	\$280,500	\$262,000	1190	8	2010	Avg	1082	N	N	343 B N 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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	674970	0031	4/18/11	\$245,000	\$234,000	1210	8	2008	Avg	1420	N	N	723 B N 95TH ST
005	312604	9454	4/7/10	\$307,000	\$273,000	1230	8	2006	Avg	1177	N	N	743 B N 94TH ST
005	674970	0062	10/20/10	\$262,950	\$243,000	1230	8	2007	Avg	985	N	N	9421 B LINDEN AVE N
005	026300	0001	2/8/10	\$299,950	\$264,000	1250	8	2009	Avg	1396	N	N	935 C N 97TH ST
005	026300	0007	3/1/10	\$299,950	\$265,000	1280	8	2009	Avg	1434	N	N	937 A N 97TH ST
005	674970	0064	9/1/10	\$264,950	\$243,000	1290	8	2007	Avg	1225	N	N	757 B N 95TH ST
005	674970	0030	4/26/10	\$325,000	\$290,000	1350	8	2008	Avg	1140	N	N	723 A N 95TH ST
005	312604	9346	7/15/10	\$282,500	\$256,000	1360	8	2008	Avg	866	N	N	705 B N 94TH ST
005	312604	9479	5/10/10	\$295,000	\$264,000	1360	8	2008	Avg	886	N	N	711 B N 94TH ST
005	312604	9481	1/8/10	\$309,950	\$271,000	1360	8	2008	Avg	1167	N	N	711 D N 94TH ST
005	312604	9482	2/18/10	\$309,950	\$273,000	1360	8	2008	Avg	886	N	N	711 E N 94TH ST
005	312604	9492	5/19/10	\$295,000	\$265,000	1360	8	2008	Avg	886	N	N	709 B N 94TH ST
005	312604	9495	2/17/10	\$309,950	\$273,000	1360	8	2008	Avg	886	N	N	709 E N 94TH ST
005	312604	9497	5/26/10	\$295,000	\$265,000	1360	8	2008	Avg	886	N	N	707 B N 94TH ST
005	312604	9498	1/29/10	\$309,950	\$272,000	1360	8	2008	Avg	1167	N	N	707 C N 94TH ST
005	312604	9500	4/22/10	\$304,950	\$272,000	1360	8	2008	Avg	885	N	N	707 E N 94TH ST
005	026300	0002	1/6/10	\$295,000	\$258,000	1440	8	2009	Avg	1102	N	N	935 B N 97TH ST
005	026300	0021	1/13/10	\$290,000	\$254,000	1440	8	2009	Good	1102	N	N	925 B N 97TH ST
005	312604	9282	12/10/10	\$324,950	\$303,000	1500	8	2008	Avg	1528	N	N	9210 A FREMONT AVE N
005	926670	0350	7/1/10	\$365,000	\$330,000	1500	8	1998	Avg	2550	N	N	731 N 90TH ST
005	312604	9487	5/17/11	\$307,500	\$295,000	1500	8	2008	Avg	1516	N	N	9210 A FREMONT AVE N
005	312604	9488	12/3/10	\$320,000	\$298,000	1500	8	2008	Avg	1682	N	N	9212 B FREMONT AVE N
005	312604	9489	4/19/11	\$315,000	\$301,000	1500	8	2008	Avg	1693	N	N	9210 B FREMONT AVE N
005	026300	0006	2/10/10	\$299,950	\$264,000	1530	8	2009	Avg	1131	N	N	937 B N 97TH ST
005	026300	0012	3/5/10	\$299,950	\$265,000	1530	8	2009	Avg	1131	N	N	933 B N 97TH ST
005	312604	9254	11/19/10	\$322,000	\$299,000	1550	8	2009	Avg	1353	N	N	723 A N 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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	026300	0250	5/27/11	\$263,000	\$253,000	1550	8	2011	Avg	1466	N	N	946 N 96TH ST
005	026300	0251	4/25/11	\$264,950	\$253,000	1550	8	2011	Avg	1440	N	N	948 N 96TH ST
005	674970	0034	1/7/11	\$272,000	\$255,000	1600	8	2008	Avg	1493	N	N	725 C N 95TH ST
005	312604	9461	3/10/11	\$335,000	\$318,000	1670	8	2006	Avg	1556	N	N	9220 FREMONT AVE N
005	312604	9462	12/15/11	\$326,250	\$325,000	1710	8	2006	Avg	1594	N	N	9216 B FREMONT AVE N
005	312604	9496	4/9/10	\$314,950	\$280,000	1740	8	2008	Avg	2043	N	N	709 F N 94TH ST
005	312604	9463	9/1/11	\$324,000	\$317,000	1770	8	2006	Avg	1605	N	N	9216 A FREMONT AVE N
005	312604	9080	6/27/11	\$535,000	\$518,000	2030	8	1910	VGood	4080	N	N	736 N 90TH ST
005	614560	0420	5/28/10	\$290,000	\$261,000	2080	8	1991	Avg	3844	N	N	927 N 105TH ST
005	614560	1880	6/21/11	\$420,000	\$406,000	2220	8	2005	Avg	3920	N	N	725 N 102ND ST
008	350110	0270	10/12/10	\$255,000	\$235,000	550	5	1942	VGood	4650	N	N	627 NW 88TH ST
008	292070	0215	2/19/10	\$379,000	\$334,000	700	5	1920	Good	4191	N	N	8721 2ND AVE NW
008	926820	0600	5/27/11	\$247,500	\$238,000	770	5	1924	VGood	4000	N	N	9056 7TH AVE NW
008	094500	0560	4/20/10	\$354,500	\$316,000	1070	5	1906	Good	4650	N	N	347 NW 86TH ST
008	101400	0075	5/4/10	\$269,000	\$241,000	570	6	1953	Avg	6350	N	N	9223 PALATINE AVE N
008	101500	0025	11/16/11	\$262,000	\$260,000	650	6	1919	Avg	6350	N	N	9037 2ND AVE NW
008	291520	0070	6/17/11	\$349,950	\$338,000	660	6	1927	Avg	5461	N	N	9752 PALATINE AVE N
008	053400	0024	5/25/10	\$310,000	\$278,000	720	6	1943	Avg	9380	N	N	9737 3RD AVE NW
008	101500	0010	6/15/10	\$332,500	\$300,000	720	6	1920	Avg	6350	N	N	9051 2ND AVE NW
008	292070	0195	5/20/10	\$312,500	\$280,000	780	6	1915	Good	6350	N	N	8724 2ND AVE NW
008	158860	0110	12/12/11	\$290,000	\$289,000	790	6	1929	Good	5440	N	N	9028 DIBBLE AVE NW
008	291470	0080	5/2/10	\$222,333	\$199,000	790	6	1941	Avg	5080	N	N	9538 PALATINE AVE N
008	158860	0067	9/17/10	\$315,500	\$290,000	810	6	1939	Good	4388	N	N	9003 8TH AVE NW
008	759570	0240	2/17/11	\$250,084	\$236,000	810	6	1916	Good	4960	N	N	8839 8TH AVE NW
008	926820	0552	12/30/11	\$300,000	\$300,000	810	6	1916	Avg	5110	N	N	9012 7TH AVE NW
008	094500	0310	8/9/10	\$336,500	\$307,000	840	6	1948	Good	4600	N	N	343 NW 87TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(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
008	268810	0095	2/10/10	\$310,000	\$273,000	860	6	1940	Avg	6480	N	N	911 NW 92ND ST
008	270560	0081	5/14/10	\$380,000	\$341,000	870	6	1928	Avg	4472	N	N	706 NW 95TH ST
008	235680	0020	9/23/11	\$295,000	\$290,000	880	6	1918	VGood	6650	N	N	8526 13TH AVE NW
008	751500	0036	9/16/10	\$249,500	\$229,000	880	6	1945	Avg	3518	N	N	8731 12TH AVE NW
008	186240	0296	5/13/10	\$385,000	\$345,000	890	6	1942	Avg	5829	N	N	9216 9TH AVE NW
008	094600	0140	2/11/10	\$397,000	\$350,000	900	6	1942	Avg	4600	N	N	657 NW 87TH ST
008	618470	0165	12/21/10	\$280,000	\$262,000	920	6	1938	Good	7620	N	N	9715 2ND AVE NW
008	270560	0082	8/2/10	\$280,000	\$255,000	940	6	1977	Good	5512	N	N	9503 7TH AVE NW
008	781870	0230	3/16/10	\$308,000	\$273,000	960	6	1947	Avg	4000	N	N	8517 DIBBLE AVE NW
008	781870	0490	2/25/10	\$295,000	\$260,000	1000	6	1940	Avg	6000	N	N	8516 DIBBLE AVE NW
008	926820	0220	3/9/10	\$264,950	\$234,000	1010	6	1951	Avg	7620	N	N	9215 6TH AVE NW
008	094600	0040	6/14/11	\$305,000	\$294,000	1040	6	1931	Avg	4950	N	N	636 NW 87TH ST
008	186240	0335	3/18/10	\$382,000	\$339,000	1070	6	1948	Good	5403	N	N	9228 DIBBLE AVE NW
008	781870	0295	11/5/10	\$363,500	\$337,000	1100	6	1916	Good	5000	N	N	8514 9TH AVE NW
008	663890	0085	5/21/10	\$380,000	\$341,000	1110	6	1915	Avg	5000	N	N	8537 11TH AVE NW
008	117200	0125	4/28/10	\$330,500	\$295,000	1170	6	1909	Good	6413	N	N	9027 PALATINE AVE N
008	053400	0190	6/16/11	\$310,000	\$299,000	1180	6	1940	Good	7153	N	N	9502 4TH AVE NW
008	751500	0069	3/29/10	\$367,500	\$326,000	1190	6	1941	Good	6179	N	N	8715 13TH AVE NW
008	751500	0085	6/30/10	\$350,000	\$317,000	1290	6	1946	Good	7378	N	N	8749 13TH AVE NW
008	117200	0425	4/14/10	\$319,950	\$285,000	1350	6	1952	Avg	6000	N	N	9002 3RD AVE NW
008	663890	0240	12/7/10	\$317,000	\$296,000	1370	6	1940	VGood	4000	N	N	8519 10TH AVE NW
008	268810	0129	4/27/10	\$345,000	\$308,000	1390	6	1948	Avg	6586	N	N	9021 9TH AVE NW
008	781870	0325	6/15/10	\$430,000	\$388,000	1470	6	1973	Avg	5000	N	N	8524 9TH AVE NW
008	277660	0010	5/9/11	\$420,000	\$403,000	1590	6	1945	VGood	8742	N	N	8541 12TH AVE NW
008	291520	0276	2/16/10	\$340,000	\$300,000	790	7	1940	Good	4011	N	N	9756 3RD AVE NW
008	341370	0080	2/24/10	\$249,900	\$221,000	940	7	2010	Avg	1294	N	N	10138 B HOLMAN RD NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
008	341370	0090	5/19/10	\$245,000	\$220,000	940	7	2010	Avg	1557	N	N	10138 A HOLMAN RD NW
008	663890	0378	8/24/11	\$272,500	\$266,000	944	7	2007	Avg	988	N	N	910 B NW 85TH ST
008	117200	0135	2/24/11	\$410,000	\$388,000	970	7	1951	Avg	6350	N	N	9017 PALATINE AVE N
008	926820	0135	10/6/10	\$295,000	\$272,000	970	7	1950	Good	5055	N	N	9217 4TH AVE NW
008	053400	0211	2/23/10	\$325,000	\$287,000	1020	7	1942	Good	6695	N	N	9526 4TH AVE NW
008	362603	9400	9/10/10	\$260,000	\$238,000	1040	7	1999	Avg	1384	N	N	804 NW 95TH ST
008	158860	0236	2/22/10	\$294,300	\$260,000	1050	7	1952	Avg	5000	N	N	9046 9TH AVE NW
008	350210	0046	4/27/11	\$255,000	\$244,000	1060	7	1948	Good	6720	N	N	338 NW 88TH ST
008	186240	0255	5/24/11	\$319,000	\$307,000	1120	7	1950	Avg	5987	N	N	9259 DIBBLE AVE NW
008	094600	0215	5/25/10	\$325,000	\$292,000	1140	7	1924	Avg	4650	N	N	613 NW 86TH ST
008	341370	0030	7/6/10	\$238,000	\$216,000	1170	7	2010	Avg	1205	N	N	10126 A HOLMAN RD NW
008	341370	0040	8/10/10	\$225,000	\$205,000	1170	7	2010	Avg	899	N	N	10126 B HOLMAN RD NW
008	341370	0050	5/25/10	\$241,500	\$217,000	1170	7	2010	Avg	917	N	N	10126 C HOLMAN RD NW
008	341370	0060	11/8/10	\$217,000	\$201,000	1170	7	2010	Avg	913	N	N	10126 C HOLMAN RD NW
008	341370	0070	7/12/10	\$238,000	\$216,000	1170	7	2010	Avg	1985	N	N	10126 E HOLMAN RD NW
008	186240	0305	8/19/10	\$450,000	\$411,000	1210	7	1991	Avg	5414	N	N	9202 9TH AVE NW
008	186240	0185	9/23/10	\$350,000	\$322,000	1220	7	1954	Good	6483	N	N	9227 11TH AVE NW
008	291520	0190	6/9/11	\$350,000	\$337,000	1220	7	1962	Avg	6350	N	N	9738 2ND AVE NW
008	926820	0690	11/15/10	\$320,000	\$297,000	1220	7	1958	Avg	5125	N	N	9030 6TH AVE NW
008	268810	0131	2/26/10	\$439,000	\$388,000	1240	7	1969	Avg	8925	N	N	9005 9TH AVE NW
008	291520	0200	3/16/10	\$425,000	\$377,000	1240	7	1963	Avg	5461	N	N	9740 2ND AVE NW
008	350210	0005	3/10/10	\$425,000	\$376,000	1240	7	1925	Good	4800	N	N	331 NW 89TH ST
008	341370	0140	10/12/10	\$235,000	\$217,000	1240	7	2010	Avg	1837	N	N	10130 E HOLMAN RD NW
008	341370	0160	8/16/10	\$240,000	\$219,000	1240	7	2010	Avg	1090	N	N	10130 C HOLMAN RD NW
008	341370	0170	9/30/10	\$225,000	\$207,000	1240	7	2010	Avg	979	N	N	10130 B HOLMAN RD NW
008	341370	0180	6/14/10	\$254,000	\$229,000	1240	7	2010	Avg	1575	N	N	10130 A HOLMAN RD NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
008	362603	9214	3/3/10	\$347,500	\$307,000	1260	7	1973	Avg	5588	N	N	9521 2ND AVE NW
008	186240	0453	12/7/10	\$324,400	\$302,000	1270	7	1943	Good	4673	N	N	9002 14TH AVE NW
008	186240	0453	6/21/10	\$290,000	\$262,000	1270	7	1943	Good	4673	N	N	9002 14TH AVE NW
008	053400	0121	1/21/10	\$270,000	\$237,000	1270	7	2008	Avg	876	N	N	9762 4TH AVE NW
008	053400	0122	2/9/10	\$275,000	\$242,000	1270	7	2008	Avg	873	N	N	9760 4TH AVE NW
008	053400	0110	1/5/10	\$282,000	\$246,000	1280	7	2008	Avg	1189	N	N	9744 C 4TH AVE NW
008	053400	0120	2/23/10	\$282,500	\$249,000	1280	7	2008	Avg	1096	N	N	312 NW 100TH ST
008	053400	0123	1/7/10	\$282,000	\$247,000	1280	7	2008	Avg	1199	N	N	9758 4TH AVE NW
008	394190	0084	5/14/10	\$303,000	\$272,000	1340	7	1921	Avg	5390	N	N	9523 4TH AVE NW
008	926820	0693	10/19/11	\$429,000	\$423,000	1340	7	2001	Avg	5000	N	N	9028 6TH AVE NW
008	341370	0010	8/24/10	\$234,000	\$214,000	1340	7	2010	Avg	2100	N	N	10124 A HOLMAN RD NW
008	211770	0022	5/3/11	\$425,000	\$407,000	1390	7	1990	Avg	5667	N	N	9529 6TH AVE NW
008	362603	9414	2/19/10	\$360,000	\$317,000	1420	7	2004	Avg	1707	N	N	128 N 101ST ST
008	362603	9416	6/6/11	\$351,000	\$338,000	1420	7	2004	Avg	2037	N	N	130 N 101ST ST
008	292070	0125	6/30/11	\$409,000	\$396,000	1440	7	1924	Avg	6350	N	N	8718 1ST AVE NW
008	341370	0020	10/5/10	\$225,000	\$207,000	1440	7	2010	Avg	1265	N	N	10124 B HOLMAN RD NW
008	751500	0027	12/19/11	\$499,950	\$499,000	1560	7	1915	Good	9838	N	N	8728 13TH AVE NW
008	923290	0087	12/12/11	\$417,000	\$416,000	1620	7	1918	Good	6223	N	N	9233 PALATINE AVE N
008	618470	0065	6/17/11	\$398,000	\$384,000	1770	7	1948	VGood	7620	N	N	9715 PALATINE AVE N
008	277660	0064	6/2/11	\$261,000	\$251,000	1248	8	2006	Avg	1258	N	N	8560 A MARY AVE NW
008	277660	0074	3/5/11	\$249,000	\$236,000	1248	8	2006	Avg	1255	N	N	8554 B MARY AVE NW
008	663890	0368	9/9/10	\$373,000	\$342,000	1380	8	2005	Avg	1242	N	N	8506 10TH AVE NW
008	292070	0190	1/12/10	\$433,000	\$379,000	1660	8	2005	Avg	6350	N	N	8722 2ND AVE NW
008	186240	0298	11/13/11	\$420,000	\$416,000	1770	8	2003	Avg	5000	N	N	9210 9TH AVE NW
008	759570	0205	12/1/10	\$628,000	\$585,000	1840	8	1918	VGood	9920	N	N	8811 8TH AVE NW
008	277660	0040	6/3/10	\$620,000	\$558,000	2000	8	2007	Avg	6160	N	N	8530 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(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
008	926820	0635	3/4/11	\$463,000	\$439,000	2820	8	2005	Avg	5040	N	N	9041 4TH AVE NW
008	923290	0095	1/19/10	\$650,000	\$570,000	3400	8	2008	Avg	6331	N	N	9230 1ST AVE NW
008	292070	0140	7/18/11	\$600,000	\$583,000	3260	10	2006	Avg	5715	N	N	8725 1ST AVE NW

Improved Sales Removed in this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	010600	0070	12/13/11	\$207,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	010600	0075	11/17/11	\$161,500	NON-REPRESENTATIVE SALE
002	010600	0305	11/10/10	\$224,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	074800	0085	5/4/10	\$125,000	DOR RATIO; IMP COUNT ;QUIT CLAIM DEED
002	074800	0160	7/19/10	\$285,000	PRESENT CHAR DO NOT MATCH SALE CHAR
002	113900	0030	9/30/11	\$550,000	IMP COUNT
002	113900	0360	2/12/10	\$373,500	POSSIBLE INCORRECT PER LISTING
002	113900	0400	12/19/11	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
002	113900	0565	12/5/11	\$269,000	NON-REP SALE; ESTATE ADMIN, GUARDIAN
002	186240	0090	8/30/11	\$304,950	IMP COUNT; STATE ADMINISTRATOR, GUARDIAN
002	186240	0520	8/25/11	\$187,500	DOR RATIO; OBSOL; QUIT CLAIM; RELATED PARTY
002	186240	0525	11/14/11	\$273,300	OBSOLSOLESCENCE; NO MARKET EXPOSURE
002	186240	0531	11/21/11	\$256,500	OBSOLESCENCE
002	198020	0340	12/13/10	\$685,000	ROLL VALUE DOES NOT REFLECT SALE DATA
002	198020	0382	11/22/10	\$332,597	QUIT CLAIM DEED; STATEMENT TO DOR
002	228400	0035	10/12/11	\$300,000	NO MARKET EXPOSURE
002	242603	9309	12/13/10	\$200,000	DIAGNOSTIC OUTLIER
002	242603	9309	12/13/10	\$200,000	RELOCATION - SALE TO SERVICE
002	270560	0025	6/11/10	\$8,000	DOR RATIO;PREVIMP<=25K;ESMT OR RIGHT-OF-WAY
002	287460	0140	9/27/10	\$404,000	OBSOLESCENCE
002	291820	0005	2/7/11	\$322,619	RELATED PARTY, FRIEND, OR NEIGHBOR
002	291820	0030	12/14/10	\$125,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	322320	0015	4/7/11	\$429,950	NEW MAINT. - AV DOES NOT MATCH SALE DATA
002	362603	9406	6/10/10	\$800,000	ROLL VALUE DOES NOT REFLECT SALE DATA
002	391840	0020	5/13/11	\$10,000	DOR RATIO;SEG AND/OR MERGER; RELATED PARTY
002	440320	0070	8/26/10	\$9,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
002	440320	0070	7/26/11	\$7,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
002	515120	0390	7/7/10	\$525,000	ACTIVE PERMIT BEFORE SALE>25K
002	515120	0395	12/8/10	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	682410	0195	8/27/10	\$301,382	EXEMPT FROM EXCISE TAX
002	730890	0120	11/2/11	\$288,300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	730890	0120	12/9/11	\$288,300	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	758620	0040	3/30/10	\$292,000	UNFINISHED AREA
002	891050	0065	4/7/10	\$435,000	OBSOLESCENCE
002	891050	0120	7/16/10	\$455,000	ACTIVE PERMIT BEFORE SALE
002	891050	0160	6/27/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	914410	0299	5/14/10	\$550,000	OBSOLESCENCE
004	016400	0296	6/16/10	\$250,000	QUIT CLAIM DEED
004	017300	0025	11/1/11	\$260,000	ACTIVE PERMIT BEFORE SALE>25K
004	017300	0025	3/28/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	017300	0051	11/1/11	\$329,630	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	130630	0220	2/8/10	\$220,000	DIAGNOSTIC OUTLIER
004	130630	0220	8/24/10	\$220,000	NO MARKET EXPOSURE
004	178550	0083	2/18/11	\$131,000	DOR RATIO; NO MARKET EXPOSURE
004	178550	0083	1/3/11	\$131,000	DOR RATIO; NO MARKET EXPOSURE
004	192604	9136	5/26/11	\$345,000	DOR RATIO; IMP COUNT; PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	229140	0186	5/10/10	\$245,000	DIAGNOSTIC OUTLIER
004	229140	0187	10/20/11	\$206,000	NON-REPRESENTATIVE SALE
004	229140	0205	10/27/11	\$187,465	PREVIMP<=25K;NO MARKET EXPOSURE
004	229140	1205	4/11/11	\$219,950	NON-REPRESENTATIVE SALE
004	229140	1535	12/29/11	\$179,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	291620	0045	8/24/10	\$296,182	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	434380	0090	1/16/10	\$345,000	RELOCATION - SALE TO SERVICE
004	614010	0120	8/10/11	\$110,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGH.
004	614010	0490	12/15/11	\$185,000	DIAGNOSTIC OUTLIER
004	614060	0030	7/12/11	\$407,000	RELOCATION - SALE TO SERVICE
004	614060	0295	4/6/11	\$50,000	DOR RATIO; EXEMPT FROM EXCISE TAX
004	614110	0085	7/16/10	\$290,000	NO MARKET EXPOSURE
004	614110	0750	10/21/10	\$161,584	DOR RATIO; QUIT CLAIM; EXEMPT FROM EXCISE TAX
004	614160	0005	5/28/10	\$8,750	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
004	701720	0047	11/2/10	\$198,986	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGH.
004	718980	0105	2/5/10	\$210,000	DIAGNOSTIC OUTLIER
004	891100	0140	12/28/11	\$224,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	891100	0595	4/15/11	\$175,000	NO MARKET EXPOSURE
005	026300	0005	8/2/11	\$270,000	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0022	3/11/11	\$264,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0023	4/25/11	\$264,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0024	5/17/11	\$264,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0026	5/11/11	\$274,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0027	4/15/11	\$274,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0028	4/13/11	\$274,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0029	5/12/11	\$274,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0254	5/4/11	\$269,450	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0256	5/16/11	\$274,950	NEW CONSTRUCTION; NO ASSESSED VALUE
005	026300	0257	7/26/11	\$265,000	NEW CONSTRUCTION; NO ASSESSED VALUE
005	078900	0180	6/10/10	\$260,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
005	312604	9038	9/9/10	\$505,000	OBSOLESCENCE
005	312604	9192	4/15/11	\$320,000	OBSOLESCENCE
005	312604	9273	8/29/11	\$335,000	DIAGNOSTIC OUTLIER
005	312604	9273	9/24/10	\$118,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	312604	9294	4/7/10	\$173,547	QUIT CLAIM DEED
005	312604	9461	3/9/11	\$335,000	RELOCATION - SALE TO SERVICE
005	554130	0035	5/24/10	\$84,317	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
005	554130	0035	5/24/10	\$82,608	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	554130	0035	6/7/10	\$166,985	DOR RATIO; TENANT
005	604640	0065	10/28/10	\$100,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
005	604640	0145	11/30/11	\$386,300	IMP COUNT
005	614560	0190	2/23/11	\$150,000	OBSOLESCENCE
005	614560	0195	1/7/10	\$299,200	OBSOLESCENCE
005	614560	0215	7/27/10	\$50,000	DOR RATIO;OBSOL;PREVIMP<=25K; QUIT CLAIM DEED
005	614560	0420	1/19/10	\$291,550	EXEMPT FROM EXCISE TAX
005	614560	0740	12/2/11	\$326,662	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	614560	0902	7/12/11	\$185,000	DIAGNOSTIC OUTLIER
005	614560	1150	6/24/11	\$278,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	614560	2005	1/15/10	\$174,800	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
005	614560	2049	3/11/11	\$203,934	QUIT CLAIM;RELATED PARTY,FRIEND, OR NEIGHBOR
005	614560	2395	6/3/10	\$400,000	FINANCIAL INSTITUTION RESALE
005	614560	2400	7/20/10	\$215,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	614560	2495	5/27/11	\$428,500	PRESENT DATA DOES NOT MATCH SALE DATA
005	643150	0121	6/13/11	\$213,500	NON-REPRESENTATIVE SALE
005	643150	0330	6/27/11	\$320,000	OBSOLESCENCE; PREVIMP<=25K
005	674970	0065	4/15/11	\$445,000	IMP COUNT; OBSOLSOLESCENCE; PREVIMP<=25K
005	674970	0085	7/13/10	\$415,000	OBSOLESCENCE
005	926670	0225	5/3/11	\$75,353	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
005	926670	0245	7/28/11	\$190,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
005	926670	0580	11/23/11	\$390,983	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	926670	1245	6/8/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	053400	0004	1/8/10	\$210,000	OBSOLESCENCE; PREVIMP<=25K
008	053400	0212	9/25/10	\$430,000	NEW CONSTRUCTION; NO AV
008	094500	0240	10/25/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	094500	0390	12/22/11	\$43,700	DOR RATIO; QUIT CLAIM DEED
008	094500	0570	10/19/10	\$670,000	ROLL VALUE DOES NOT REFLECT SALE DATA
008	094500	0580	4/8/10	\$3,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
008	101500	0045	10/28/11	\$458,000	NEW MAINT. - AV DOES NOT MATCH SALE DATA
008	158860	0025	10/14/11	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	186240	0454	11/29/11	\$449,950	DOR RATIO; PREVIMP<=25K
008	250800	0100	5/10/10	\$295,000	NO MARKET EXPOSURE
008	277660	0017	8/5/10	\$400,000	OBSOLESCENCE
008	277660	0100	10/27/11	\$380,000	OBSOLESCENCE
008	292070	0180	8/26/10	\$167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	292070	0180	9/15/11	\$350,000	NEW MAINT. - AV DOES NOT MATCH SALE DATA
008	292070	0260	12/2/10	\$90,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
008	341370	0110	3/8/10	\$395,000	NEW PLAT (WITH LESS THAN 20% SOLD)
008	350160	0075	12/1/10	\$231,106	QUIT CLAIM DEED
008	362603	9356	9/24/10	\$389,000	OBSOLESCENCE
008	394190	0070	6/21/10	\$150,000	DOR RATIO; QUIT CLAIM DEED
008	617090	0204	10/28/11	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	617090	0204	12/30/10	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	618470	0065	6/2/11	\$398,000	RELOCATION - SALE TO SERVICE
008	663890	0460	8/12/11	\$347,000	NEW MAINT - AV DOES NOT MATCH SALE DATA
008	663890	0460	3/16/11	\$400,000	SEGREGATION AND/OR MERGER
008	663890	0462	12/1/11	\$495,000	DOR RATIO; PREVIMP<=25K
008	751500	0017	2/2/10	\$100,000	DOR RATIO; RELATED, FRIEND, OR NEIGHBOR
008	751500	0036	4/7/10	\$265,000	SEGREGATION AND/OR MERGER
008	751500	0039	2/28/11	\$529,950	NEW CONSTRUCTION; NO AV
008	751500	0040	10/13/10	\$178,500	SEGREGATION AND/OR MERGER
008	759570	0220	2/17/11	\$161,000	LACK OF REPRESENTATION
008	923240	0060	11/9/11	\$203,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	923290	0087	9/1/11	\$254,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	926820	0036	8/25/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	926820	0485	7/16/10	\$400,000	OBSOLESCENCE
008	926820	0641	9/30/11	\$190,000	DIAGNOSTIC OUTLIER
008	926820	0695	8/30/10	\$599,900	OBSOLESCENCE

***Vacant Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	362603	9192	6/28/2010	\$210,000	8180	N	N
002	515120	0336	9/15/2011	\$175,000	6586	N	N
002	914410	0274	2/22/2010	\$160,000	7210	N	N
004	178550	0024	4/13/2011	\$149,900	7800	N	N
005	312604	9357	10/24/2011	\$139,000	4080	N	N
005	614560	2495	5/11/2010	\$115,000	3844	N	N
008	759570	0074	12/20/2011	\$160,000	4530	N	N
008	781870	0330	3/8/2011	\$125,000	2500	N	N
008	926820	0378	6/21/2011	\$141,000	5004	N	N

***Vacant Sales Removed in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	113900	0275	9/28/2010	\$276,064	BANKRUPTCY
005	026300	0252	4/21/2011	\$264,950	IMPROVED PROPERTY SALE
005	026300	0253	5/5/2011	\$259,950	IMPROVED PROPERTY SALE
005	026300	0255	4/15/2011	\$274,950	IMPROVED PROPERTY SALE
008	751500	0039	4/7/2010	\$110,000	BUILDER OR DEVELOPER SALES;