

Residential Revalue

2012 Assessment Roll

Haller Lake/Licton Springs

Area 6

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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

Haller Lake/Licton Springs

Housing



Grade 5/ Year Built 1928/ Total Living Area 620



Grade 6/ Year Built 1950/ Total Living Area 990



Grade 7/ Year Built 1947/ Total Living Area 1,390



Grade 8/ Year Built 2008/ Total Living Area 1,540



Grade 9/ Year Built 2005/ Total Living Area 2,660



Grade 10/ Year Built 2001/ Total Living Area 3,770

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: Haller Lake/Licton Springs / 6

Number of Improved Sales: 418

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 | \$110,600 | \$192,300 | \$302,900 | | | |
| 2012 Value | \$116,400 | \$171,300 | \$287,700 | \$311,600 | 92.3% | 7.16% |
| Change | \$5,800 | -\$21,000 | -\$15,200 | | | |
| % Change | 5.2% | -10.9% | -5.0% | | | |

*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 | \$134,900 | \$167,400 | \$302,300 |
| 2012 Value | \$142,400 | \$143,900 | \$286,300 |
| Percent Change | 5.6% | -14.0% | -5.3% |

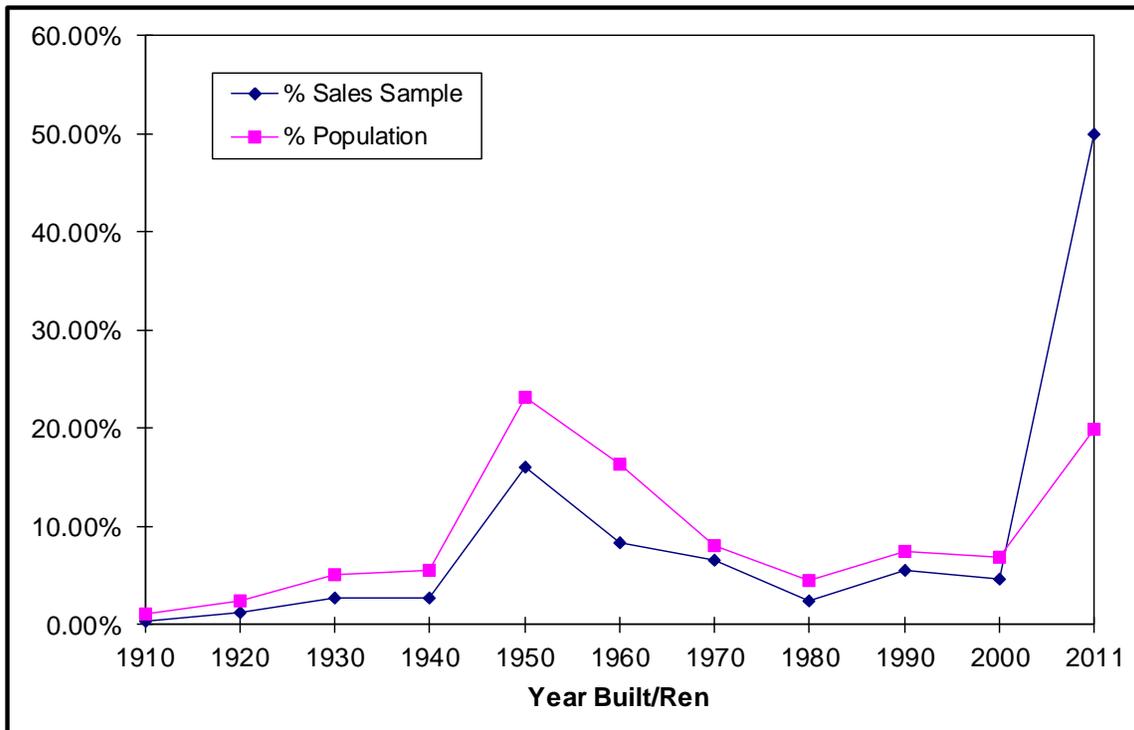
Number of one to three unit residences in the population: 4,031

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 1 | 0.24% |
| 1920 | 5 | 1.20% |
| 1930 | 11 | 2.63% |
| 1940 | 11 | 2.63% |
| 1950 | 67 | 16.03% |
| 1960 | 35 | 8.37% |
| 1970 | 27 | 6.46% |
| 1980 | 10 | 2.39% |
| 1990 | 23 | 5.50% |
| 2000 | 19 | 4.55% |
| 2011 | 209 | 50.00% |
| | 418 | |

| Population | | |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 45 | 1.12% |
| 1920 | 98 | 2.43% |
| 1930 | 204 | 5.06% |
| 1940 | 219 | 5.43% |
| 1950 | 933 | 23.15% |
| 1960 | 655 | 16.25% |
| 1970 | 321 | 7.96% |
| 1980 | 179 | 4.44% |
| 1990 | 301 | 7.47% |
| 2000 | 274 | 6.80% |
| 2011 | 802 | 19.90% |
| | 4031 | |

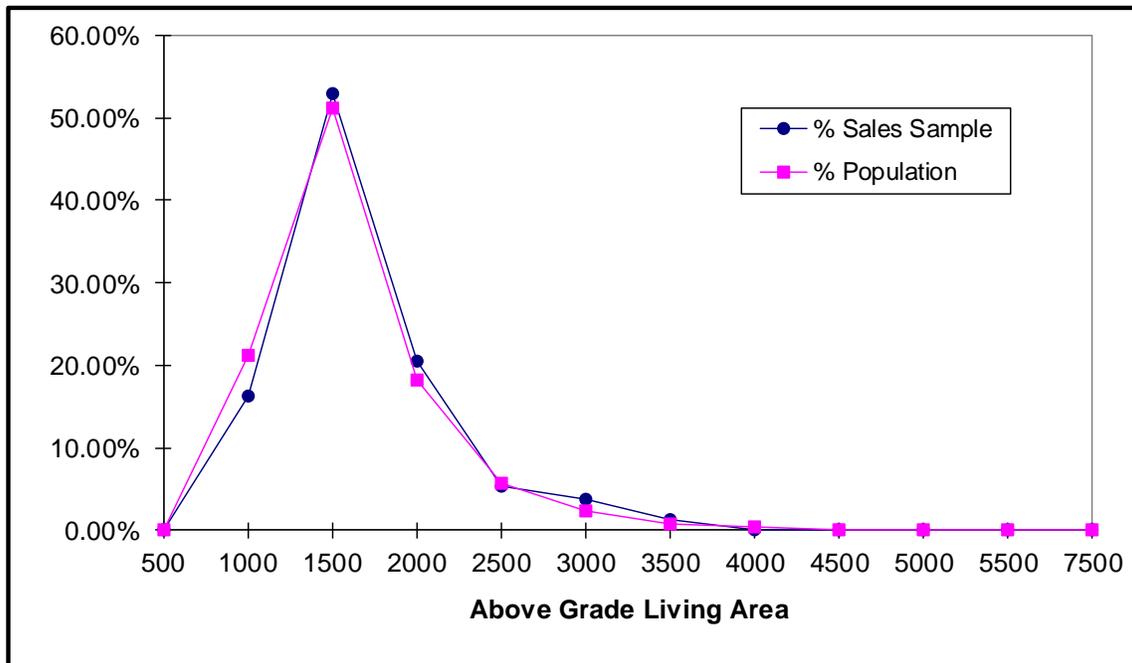


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 68 | 16.27% |
| 1500 | 221 | 52.87% |
| 2000 | 86 | 20.57% |
| 2500 | 22 | 5.26% |
| 3000 | 16 | 3.83% |
| 3500 | 5 | 1.20% |
| 4000 | 0 | 0.00% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 418 | |

| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 5 | 0.12% |
| 1000 | 854 | 21.19% |
| 1500 | 2063 | 51.18% |
| 2000 | 735 | 18.23% |
| 2500 | 232 | 5.76% |
| 3000 | 91 | 2.26% |
| 3500 | 32 | 0.79% |
| 4000 | 16 | 0.40% |
| 4500 | 3 | 0.07% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 4031 | |

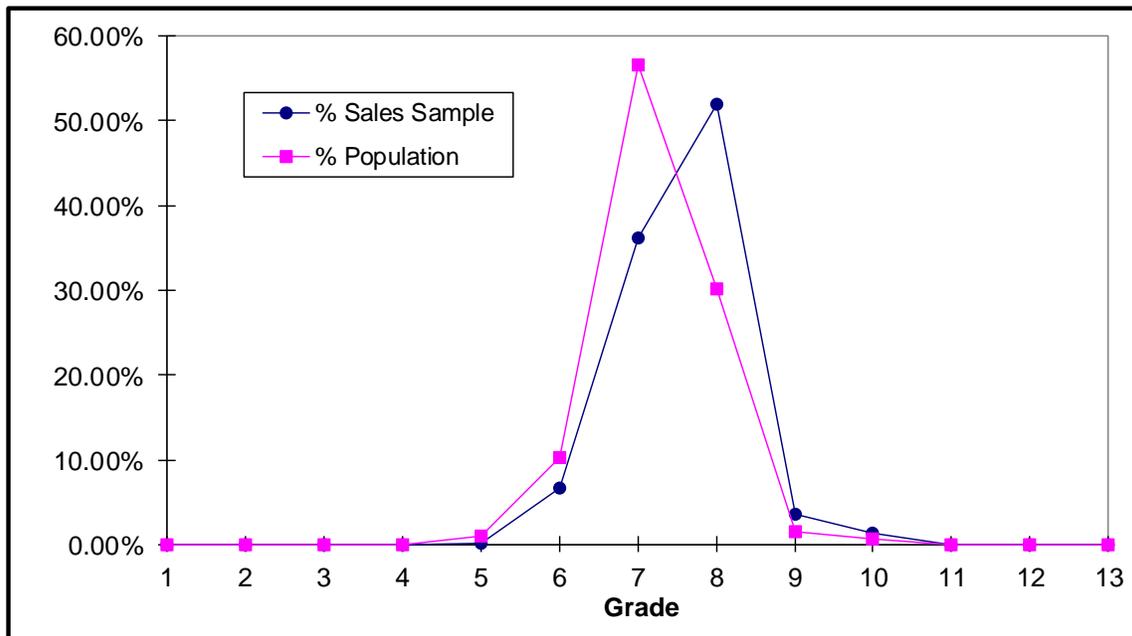


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 1 | 0.24% |
| 6 | 28 | 6.70% |
| 7 | 151 | 36.12% |
| 8 | 217 | 51.91% |
| 9 | 15 | 3.59% |
| 10 | 6 | 1.44% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 418 | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 40 | 0.99% |
| 6 | 411 | 10.20% |
| 7 | 2282 | 56.61% |
| 8 | 1213 | 30.09% |
| 9 | 60 | 1.49% |
| 10 | 24 | 0.60% |
| 11 | 1 | 0.02% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 4031 | |



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. Multiple parcel sales
3. New construction where less than a 100% complete house was assessed for 2011
4. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
5. Parcels with improvement values, but no characteristics
6. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
7. Others as identified in the sales removed list

(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 6---Haller Lake/Licton Springs

Boundaries:

This area is generally bounded by 145th Street on the north, Interstate 5 on the east, 85th Street on the south, and Aurora Avenue on the west.

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 6 is located northwestern portion of Seattle. It contains the communities of Licton Springs and Haller Lake. North Seattle Community College is located in the southern part of Area 6. It is located near the popular area of Green Lake where thousands of people visit on a typical day. All of area 6 has good access to Interstate 5 and highway 99 [Aurora Avenue], thereby allowing relatively quick access to the downtown business area of Seattle. Development south of 105th Street took place before 1930. The area north of 105th Street was developed later primarily in the 1940's and 1950's. Overall approximately 43% of the homes in area 6 were built between 1940 and 1959. The average total living of a house is 1,572 square feet and is located on a 6,236 square foot lot. The typical lot is level or has a moderate slope. Approximately 98% of the parcels are currently improved with homes. 75% of the parcels are zoned for single family residential development.

Area 6 is divided into four sub areas. The southern portion is sub area 7. This sub area contains the Licton Springs neighborhood. There are 660 townhome style residences located here. This is by far the highest concentration in all of area 6. Approximately 44% of the parcels are zoned for high density development or commercial uses. The northern and eastern portions of sub area 7 are primarily zoned for single family development. North Seattle Community College is located in the eastern part of sub area 7.

Sub area 5 contains the Haller Lake neighborhood. Haller Lake is a small lake consisting of 53 waterfront parcels. It is only one of the three small lakes located in the north end of Seattle. Most of the small lakes in King County are located south or east of Seattle. Motorized boats are prohibited on the lake making it very quiet. There are only two rather remote places where the public can access the lake. Therefore, it is mainly enjoyed by the 53 waterfront properties. The majority of parcels in sub area 5 are zoned for single family development. However, in the southeast section there is a group of townhome style residences.

Sub area 3 is the northern most section of area 6. Homes were typically built between 1940 and 1959. The size of these homes is small by today's standards. A prestigious private school called Lakeside is located in this sub area. It serves children from elementary to high school ages and includes two separate campuses.

Sub area 2 is located between sub areas 3 and 5. It is very similar to sub area 3 in the age and size of homes. Ingraham High School is located in the heart of this area. It serves most of the high school children living in the northwest section of Seattle.

The total assessed value of all parcels for the 2012 assessment year was \$1,227,568,600. For the 2011 assessment year the total was \$1,291,177,000. As a result of our physical inspection we added \$11,934,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/2011 and was completed in 6/2012.

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. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Greenwood, East Shoreline, Broadview, Ballard, Crown Hill, North Beach, Lake City, Sunset Hill, Victory Heights, Maple Leaf, Wedgwood, Ravenna, Bryant, Phinney Ridge, Green Lake, View Ridge, University District, Wallingford, and Fremont were also analyzed in the valuation of land. A typical lot with 5,000 square feet had a value of \$145,000. A typical townhome style residence parcel had a land value of \$80,000.

Area 6 was divided into 10 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value different pockets within the sub areas. A map of these neighborhoods is included at the end of this section.

Neighborhood 2 comprises most of sub areas 2 and 3. 94% of the parcels are zoned for residential development. This area was developed in the 1940's and 1950's with modest sized homes. Lakeside School, a prestigious private school, is located within this neighborhood. There are 1,354 parcels in **neighborhood 2**.

Neighborhood 1 is located west of **neighborhood 2**. This is a transition area from a residential area to a commercial business area located on Aurora Avenue North. Demand for properties here is less than **neighborhood 2**. It is zoned for high density development. There are 12 parcels in **neighborhood 1**.

Neighborhood 8 is located in sub area 5. Most of the homes were built in the 1940's to 1960's. The average home has larger than **neighborhood 2** and has a larger lot size. The northeast corner of **neighborhood 8** contains North Acres park. It is a popular park in the summer time or for walking dogs throughout the year. There are 750 parcels located in **neighborhood 8**.

Neighborhood 7 surrounds Haller Lake. This area has the highest demand for properties in area 6. Haller Lake is a very quiet and private area. There are several acreage parcels surrounding the lake. Many parcels have large trees and vegetation creating a rural environment. Homes in **neighborhood 7** average 2,211 square feet of living area and a lot size of 12,682 square feet. There are 53 waterfront parcels. In **neighborhood 7** there are 206 parcels.

Neighborhood 6 is a planned unit development located adjacent to Northwest Hospital. It was first built out in 1980 and continued until 1984. The average unit has 1,704 square feet and is located on a 2,767 square foot lot. There are sidewalks on all of the streets and most units only have one common wall. Each unit has an easily accessible two car attached garage area. There are 67 parcels in **neighborhood 6**.

Neighborhood 9 is located in sub area 7. It is predominately zoned for single family development. It is located just west of a popular shopping mall called Northgate. Northgate

Way dissects this area providing quick access to Interstate 5. There are 390 parcels located in **neighborhood 9**.

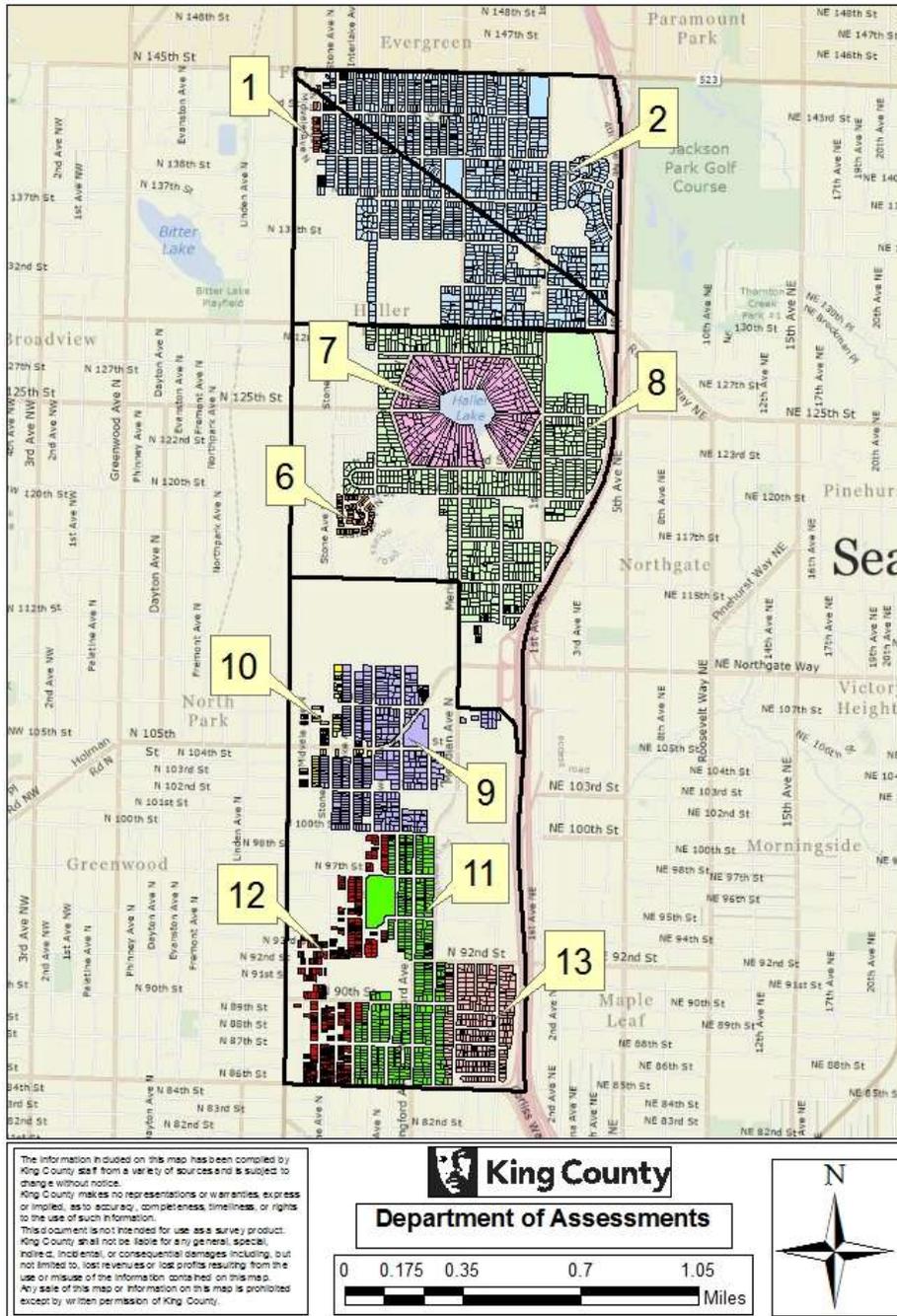
Neighborhood 10 is generally located between **neighborhood 9** and Aurora Avenue North. This is a transition area between residential zoning and commercial businesses located on Aurora Avenue. 90% of the parcels in **neighborhood 10** are zoned for high density residential development. There are 118 parcels in **neighborhood 10**.

Neighborhood 13 is located in the southeast corner of sub area 7. All of the properties here are zoned for single family development. Interstate 5 is located on the eastern border and North Seattle Community College is located on its northern border. **Neighborhood 13** is located as close as 8 blocks from Green Lake. There are 255 parcels located in **neighborhood 13**.

Neighborhood 11 is the central portion of sub area 7. It is exclusively zoned for single family development. It is adjacent to North Seattle Community College and is a short walk away from Green Lake. North 85th Street provides instant access to Interstate 5. There are 436 parcels in **neighborhood 11**.

Neighborhood 12 comprises the southwestern part of sub area 7. This area has the highest concentration of townhome style residences. There are also numerous duplexes and triplexes. It is all zoned for high density residential development or commercial business. **Neighborhood 12** acts as a transition area between single family neighborhoods and high density development. There are 677 parcels in **neighborhood 12**. Of these 677 parcels 547 of them are townhome style residences.

Area 6 Neighborhood Map



**Vacant Sales Used In This Physical Inspection Analysis
Area 6**

| Area Sub | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|----------|--------|-------|-----------|------------|----------|------|-------------|
| 6-3 | 283210 | 0855 | 10/7/09 | \$105,000 | 8,780 | Y | N |
| 6-5 | 303420 | 0735 | 9/11/09 | \$624,000 | 26,020 | Y | Y |
| 6-5 | 641260 | 0017 | 8/12/11 | \$137,600 | 11,726 | N | N |
| 6-7 | 099300 | 1615 | 5/3/11 | \$287,500 | 5,125 | N | N |
| 6-7 | 199720 | 0110 | 5/10/11 | \$165,000 | 5,196 | N | N |
| 6-7 | 295790 | 0030 | 3/16/11 | \$187,000 | 5,012 | N | N |
| 6-7 | 312604 | 9160 | 4/20/11 | \$140,000 | 5,299 | N | N |
| 6-7 | 312604 | 9453 | 4/20/11 | \$140,000 | 5,299 | N | N |
| 6-7 | 312604 | 9458 | 12/21/11 | \$153,500 | 6,611 | N | N |
| 3-5 | 572750 | 0210 | 9/14/11 | \$150,000 | 12,300 | N | N |
| 5-2 | 362603 | 9192 | 6/28/10 | \$210,000 | 8,180 | N | N |
| 5-2 | 515120 | 0336 | 9/15/11 | \$175,000 | 6,586 | N | N |
| 5-2 | 914410 | 0274 | 2/22/10 | \$160,000 | 7,210 | N | N |
| 5-2 | 914410 | 0278 | 12/14/09 | \$180,000 | 7,215 | N | N |
| 5-5 | 312604 | 9357 | 10/24/11 | \$139,000 | 4,080 | N | N |
| 5-5 | 614560 | 1760 | 11/29/10 | \$100,000 | 3,387 | N | N |
| 5-8 | 663890 | 0461 | 6/15/11 | \$240,000 | 7,875 | N | N |
| 5-8 | 781870 | 0330 | 3/8/11 | \$125,000 | 2,500 | N | N |
| 5-8 | 926820 | 0378 | 6/21/11 | \$141,000 | 5,004 | N | N |
| 7-6 | 890100 | 0746 | 2/14/11 | \$140,000 | 7,777 | N | N |
| 7-8 | 322604 | 9570 | 7/11/11 | \$130,000 | 5,000 | N | N |
| 7-8 | 510140 | 5136 | 1/4/10 | \$395,000 | 4,930 | N | N |
| 8-1 | 407780 | 0558 | 9/21/10 | \$130,000 | 8,040 | N | N |
| 8-3 | 256880 | 0231 | 5/19/10 | \$170,000 | 7,209 | N | N |
| 9-9 | 397540 | 0170 | 8/9/10 | \$175,000 | 4,218 | N | N |
| 19-1 | 276760 | 1335 | 3/18/11 | \$257,000 | 5,000 | N | N |
| 19-1 | 276760 | 2345 | 1/8/10 | \$643,200 | 9,300 | N | N |
| 19-1 | 276760 | 2911 | 12/18/09 | \$90,000 | 1,774 | N | N |
| 19-1 | 276760 | 4570 | 12/3/09 | \$400,000 | 5,000 | N | N |
| 19-1 | 424290 | 0090 | 9/27/11 | \$355,000 | 4,410 | N | N |
| 19-10 | 369390 | 1435 | 8/10/10 | \$155,000 | 2,500 | N | N |
| 39-1 | 085340 | 0200 | 11/12/10 | \$565,000 | 17,952 | Y | N |
| 39-6 | 444130 | 0490 | 9/9/11 | \$212,500 | 9,000 | Y | N |
| 39-6 | 613260 | 0529 | 9/28/09 | \$150,000 | 10,500 | N | N |
| 39-9 | 117600 | 0325 | 3/21/11 | \$300,000 | 6,000 | N | N |
| 39-9 | 117600 | 1110 | 8/31/11 | \$550,000 | 7,101 | Y | N |
| 39-9 | 775540 | 0030 | 10/28/10 | \$525,000 | 7,500 | Y | N |
| 39-14 | 092300 | 0546 | 9/26/11 | \$365,000 | 7,573 | Y | N |
| 42-3 | 952110 | 0955 | 4/27/11 | \$480,000 | 6,000 | N | N |
| 42-3 | 953010 | 0725 | 5/5/10 | \$225,000 | 5,029 | N | N |
| 42-3 | 953010 | 0880 | 2/10/10 | \$275,000 | 3,493 | Y | N |
| 42-11 | 197220 | 1595 | 9/25/09 | \$440,000 | 5,890 | N | N |

**Vacant Sales Used In This Physical Inspection Analysis
Area 6**

| Area Sub | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 43-9 | 062504 | 9015 | 7/15/09 | \$230,000 | 4,000 | N | N |
| 43-9 | 288320 | 0525 | 5/17/10 | \$225,000 | 2,812 | N | N |
| 43-9 | 288620 | 0200 | 6/24/09 | \$510,000 | 4,207 | N | N |
| 43-9 | 677220 | 0108 | 5/14/10 | \$425,000 | 6,792 | N | N |
| 44-1 | 010300 | 0051 | 7/27/10 | \$300,000 | 5,138 | N | N |
| 44-1 | 010300 | 0052 | 12/1/10 | \$298,500 | 5,182 | N | N |
| 44-1 | 010300 | 0053 | 10/25/11 | \$320,000 | 5,846 | N | N |
| 44-1 | 010300 | 0053 | 5/14/10 | \$360,000 | 5,846 | N | N |
| 44-2 | 092504 | 9418 | 4/25/11 | \$300,000 | 7,671 | N | N |
| 44-6 | 409230 | 0715 | 10/4/10 | \$540,000 | 6,671 | N | N |
| 44-6 | 674670 | 1900 | 3/31/09 | \$262,000 | 3,000 | N | N |
| 44-6 | 922240 | 0665 | 9/27/10 | \$125,000 | 2,423 | N | N |
| 45-4 | 288770 | 1980 | 7/1/11 | \$165,000 | 2,726 | N | N |
| 45-4 | 671670 | 0292 | 5/7/10 | \$140,000 | 3,000 | N | N |
| 45-4 | 681460 | 0045 | 12/18/09 | \$215,000 | 2,368 | N | N |
| 45-4 | 753730 | 0019 | 12/20/10 | \$160,000 | 3,792 | N | N |
| 45-4 | 753739 | 0100 | 3/21/11 | \$160,000 | 3,800 | N | N |
| 45-5 | 329080 | 0095 | 2/11/11 | \$250,000 | 6,180 | N | N |
| 45-5 | 329080 | 0095 | 10/1/10 | \$225,000 | 6,180 | N | N |
| 45-5 | 565260 | 1227 | 2/8/11 | \$210,000 | 7,211 | N | N |
| 46-2 | 882090 | 1855 | 11/19/10 | \$210,000 | 7,075 | Y | N |
| 46-5 | 892410 | 0255 | 12/22/10 | \$350,000 | 5,666 | N | N |
| 82-2 | 276820 | 0247 | 6/8/11 | \$140,000 | 4,351 | N | N |
| 82-2 | 276830 | 0715 | 11/2/10 | \$280,000 | 5,000 | N | N |
| 82-2 | 276960 | 1121 | 4/29/11 | \$180,000 | 3,750 | N | N |
| 82-2 | 276960 | 2785 | 5/11/09 | \$335,000 | 5,000 | N | N |

***Vacant Sales Removed From This Physical Inspection Analysis
Area 6***

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--------------------|
| 7 | 099300 | 1376 | 11/10/11 | \$67,500 | NO MARKET EXPOSURE |
| 7 | 099300 | 2287 | 7/21/10 | \$55,000 | NO MARKET EXPOSURE |

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.

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

Area 6 Market Value Changes Over Time for Detached Single Family Residences

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 \$300,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.917, resulting in an adjusted value of \$275,000 ($\$300,000 \times .917 = \$275,100$ – rounded to the nearest \$1,000).

| Market Adjustment to 1/1/2012 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2009 | 0.833 | -16.7% |
| 2/1/2009 | 0.837 | -16.3% |
| 3/1/2009 | 0.841 | -15.9% |
| 4/1/2009 | 0.845 | -15.5% |
| 5/1/2009 | 0.850 | -15.0% |
| 6/1/2009 | 0.854 | -14.6% |
| 7/1/2009 | 0.858 | -14.2% |
| 8/1/2009 | 0.863 | -13.7% |
| 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 | 0.885 | -11.5% |
| 2/1/2010 | 0.890 | -11.0% |
| 3/1/2010 | 0.894 | -10.6% |
| 4/1/2010 | 0.899 | -10.1% |
| 5/1/2010 | 0.903 | -9.7% |
| 6/1/2010 | 0.908 | -9.2% |
| 7/1/2010 | 0.912 | -8.8% |
| 8/1/2010 | 0.917 | -8.3% |
| 9/1/2010 | 0.922 | -7.8% |
| 10/1/2010 | 0.926 | -7.4% |
| 11/1/2010 | 0.931 | -6.9% |
| 12/1/2010 | 0.936 | -6.4% |
| 1/1/2011 | 0.941 | -5.9% |
| 2/1/2011 | 0.946 | -5.4% |
| 3/1/2011 | 0.950 | -5.0% |
| 4/1/2011 | 0.955 | -4.5% |
| 5/1/2011 | 0.960 | -4.0% |
| 6/1/2011 | 0.965 | -3.5% |
| 7/1/2011 | 0.970 | -3.0% |
| 8/1/2011 | 0.975 | -2.5% |
| 9/1/2011 | 0.980 | -2.0% |
| 10/1/2011 | 0.985 | -1.5% |
| 11/1/2011 | 0.990 | -1.0% |
| 12/1/2011 | 0.995 | -0.5% |
| 1/1/2012 | 1.000 | 0.0% |

Area 6 Market Value Changes Over Time for Townhome Style Residences

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 \$300,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.933, resulting in an adjusted value of \$279,000 ($\$300,000 \times .933 = \$279,900$ – rounded to the nearest \$1,000).

| Market Adjustment to 1/1/2012 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2009 | 0.864 | -13.6% |
| 2/1/2009 | 0.868 | -13.2% |
| 3/1/2009 | 0.871 | -12.9% |
| 4/1/2009 | 0.875 | -12.5% |
| 5/1/2009 | 0.878 | -12.2% |
| 6/1/2009 | 0.882 | -11.8% |
| 7/1/2009 | 0.885 | -11.5% |
| 8/1/2009 | 0.889 | -11.1% |
| 9/1/2009 | 0.893 | -10.7% |
| 10/1/2009 | 0.896 | -10.4% |
| 11/1/2009 | 0.900 | -10.0% |
| 12/1/2009 | 0.903 | -9.7% |
| 1/1/2010 | 0.907 | -9.3% |
| 2/1/2010 | 0.911 | -8.9% |
| 3/1/2010 | 0.914 | -8.6% |
| 4/1/2010 | 0.918 | -8.2% |
| 5/1/2010 | 0.922 | -7.8% |
| 6/1/2010 | 0.926 | -7.4% |
| 7/1/2010 | 0.929 | -7.1% |
| 8/1/2010 | 0.933 | -6.7% |
| 9/1/2010 | 0.937 | -6.3% |
| 10/1/2010 | 0.941 | -5.9% |
| 11/1/2010 | 0.945 | -5.5% |
| 12/1/2010 | 0.949 | -5.1% |
| 1/1/2011 | 0.952 | -4.8% |
| 2/1/2011 | 0.956 | -4.4% |
| 3/1/2011 | 0.960 | -4.0% |
| 4/1/2011 | 0.964 | -3.6% |
| 5/1/2011 | 0.968 | -3.2% |
| 6/1/2011 | 0.972 | -2.8% |
| 7/1/2011 | 0.976 | -2.4% |
| 8/1/2011 | 0.980 | -2.0% |
| 9/1/2011 | 0.984 | -1.6% |
| 10/1/2011 | 0.988 | -1.2% |
| 11/1/2011 | 0.992 | -0.8% |
| 12/1/2011 | 0.996 | -0.4% |
| 1/1/2012 | 1.000 | 0.0% |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 2 | 615020 | 0215 | 9/14/10 | \$253,000 | \$234,000 | 720 | 5 | 1933 | Good | 6800 | N | N | 13546 DENSMORE AVE N |
| 2 | 615020 | 0465 | 11/10/09 | \$190,000 | \$167,000 | 600 | 6 | 1947 | Good | 4680 | N | N | 1907 N 137TH ST |
| 2 | 614970 | 0365 | 5/18/10 | \$226,800 | \$205,000 | 770 | 6 | 1942 | Avg | 7560 | N | N | 13721 ASHWORTH AVE N |
| 2 | 645030 | 3870 | 9/23/09 | \$243,100 | \$212,000 | 780 | 6 | 1955 | Good | 4920 | N | N | 14030 ROSLYN PL N |
| 2 | 645030 | 3965 | 9/2/09 | \$234,000 | \$203,000 | 910 | 6 | 1948 | Avg | 6300 | N | N | 14017 ASHWORTH AVE N |
| 2 | 615020 | 0074 | 9/6/11 | \$330,000 | \$324,000 | 950 | 6 | 1948 | Good | 7107 | N | N | 1605 N 137TH ST |
| 2 | 641460 | 0205 | 9/20/11 | \$245,000 | \$241,000 | 1110 | 6 | 1930 | Good | 7340 | N | N | 13418 MERIDIAN AVE N |
| 2 | 645030 | 3653 | 5/20/10 | \$265,500 | \$241,000 | 1160 | 6 | 1947 | Good | 5250 | N | N | 14006 ASHWORTH AVE N |
| 2 | 645030 | 4640 | 3/3/10 | \$253,000 | \$226,000 | 790 | 7 | 1945 | Good | 5100 | N | N | 14050 LENORA PL N |
| 2 | 615070 | 0369 | 4/17/09 | \$229,000 | \$194,000 | 790 | 7 | 1949 | Good | 5940 | N | N | 1618 N 137TH ST |
| 2 | 615020 | 0455 | 2/23/11 | \$213,000 | \$202,000 | 830 | 7 | 1953 | Avg | 4680 | N | N | 1915 N 137TH ST |
| 2 | 641460 | 0100 | 8/22/11 | \$315,000 | \$308,000 | 920 | 7 | 1950 | Avg | 10238 | N | N | 13039 CORLISS AVE N |
| 2 | 614970 | 0253 | 9/17/09 | \$397,000 | \$345,000 | 980 | 7 | 1947 | VGood | 9180 | N | N | 13723 INTERLAKE AVE N |
| 2 | 641460 | 0113 | 11/19/10 | \$335,000 | \$313,000 | 1010 | 7 | 1952 | Avg | 7254 | N | N | 2143 N 133RD ST |
| 2 | 192604 | 9243 | 2/11/10 | \$275,000 | \$245,000 | 1020 | 7 | 1949 | Avg | 10200 | N | N | 13119 ASHWORTH AVE N |
| 2 | 614970 | 0415 | 6/7/10 | \$299,950 | \$273,000 | 1070 | 7 | 1963 | Avg | 7560 | N | N | 13734 INTERLAKE AVE N |
| 2 | 419240 | 0020 | 3/18/10 | \$354,500 | \$318,000 | 1080 | 7 | 1952 | VGood | 9672 | N | N | 2138 N 133RD ST |
| 2 | 615070 | 0240 | 5/20/09 | \$336,850 | \$287,000 | 1090 | 7 | 1949 | Good | 7569 | N | N | 13721 WALLINGFORD AVE N |
| 2 | 615070 | 0409 | 7/12/11 | \$251,000 | \$244,000 | 1090 | 7 | 1949 | Avg | 8160 | N | N | 13732 ASHWORTH AVE N |
| 2 | 641460 | 0122 | 11/18/10 | \$230,000 | \$215,000 | 1100 | 7 | 1956 | Avg | 6955 | N | N | 2126 N 130TH ST |
| 2 | 615070 | 0379 | 7/26/10 | \$288,500 | \$264,000 | 1130 | 7 | 1949 | Good | 6050 | N | N | 1608 N 137TH ST |
| 2 | 192604 | 9397 | 8/12/10 | \$325,000 | \$299,000 | 1130 | 7 | 1985 | Avg | 7459 | N | N | 1742 N 130TH ST |
| 2 | 641460 | 0312 | 6/22/10 | \$290,000 | \$264,000 | 1200 | 7 | 1950 | Avg | 7252 | N | N | 2340 N 133RD ST |
| 2 | 614970 | 0350 | 3/20/09 | \$290,000 | \$245,000 | 1230 | 7 | 1961 | Avg | 7560 | N | N | 13741 ASHWORTH AVE N |
| 2 | 615020 | 0485 | 10/8/09 | \$345,000 | \$301,000 | 1250 | 7 | 1959 | Good | 6800 | N | N | 13536 BURKE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 2 | 615020 | 0223 | 4/23/09 | \$326,000 | \$277,000 | 1250 | 7 | 1963 | Good | 6800 | N | N | 13536 DENSMORE AVE N |
| 2 | 615070 | 0175 | 9/8/09 | \$349,950 | \$304,000 | 1270 | 7 | 1948 | Good | 5940 | N | N | 1802 N 137TH ST |
| 2 | 615020 | 0352 | 12/16/09 | \$375,000 | \$331,000 | 1280 | 7 | 1996 | Avg | 5020 | N | N | 13540 WALLINGFORD AVE N |
| 2 | 645030 | 4120 | 7/8/10 | \$350,000 | \$320,000 | 1280 | 7 | 1984 | Avg | 5250 | N | N | 14023 ROSLYN PL N |
| 2 | 718080 | 0070 | 6/15/09 | \$305,000 | \$261,000 | 1280 | 7 | 1953 | Good | 7000 | N | N | 1414 N 135TH PL |
| 2 | 178760 | 0211 | 10/18/11 | \$270,000 | \$267,000 | 1280 | 7 | 1932 | Avg | 7287 | N | N | 145 NE 133RD ST |
| 2 | 192604 | 9316 | 9/1/11 | \$386,000 | \$378,000 | 1290 | 7 | 1958 | Good | 6100 | N | N | 1927 N 133RD ST |
| 2 | 615020 | 0055 | 12/2/09 | \$315,000 | \$277,000 | 1480 | 7 | 1960 | Avg | 4841 | N | N | 13555 DENSMORE AVE N |
| 2 | 614970 | 0208 | 7/21/09 | \$309,000 | \$274,000 | 1510 | 7 | 2007 | Avg | 1261 | N | N | 13726 A MIDVALE AVE N |
| 2 | 178760 | 0280 | 9/21/10 | \$427,500 | \$395,000 | 1520 | 7 | 1930 | VGood | 8080 | N | N | 13026 1ST AVE NE |
| 2 | 641510 | 0122 | 3/23/11 | \$315,000 | \$300,000 | 1590 | 7 | 1956 | Good | 10331 | N | N | 13515 CORLISS AVE N |
| 2 | 615020 | 0015 | 4/14/11 | \$279,000 | \$267,000 | 1610 | 7 | 1942 | Good | 6817 | N | N | 13515 DENSMORE AVE N |
| 2 | 147320 | 0080 | 3/1/11 | \$261,500 | \$251,000 | 1260 | 8 | 2009 | Avg | 1066 | N | N | 1264 N 143RD ST |
| 2 | 147320 | 0010 | 3/2/10 | \$292,000 | \$267,000 | 1260 | 8 | 2009 | Avg | 1186 | N | N | 14300 LENORA PL N |
| 2 | 147320 | 0160 | 4/27/11 | \$263,000 | \$254,000 | 1260 | 8 | 2009 | Avg | 1296 | N | N | 14301 STONE AVE N |
| 2 | 147320 | 0170 | 6/15/11 | \$258,990 | \$252,000 | 1260 | 8 | 2009 | Avg | 1622 | N | N | 14303 STONE AVE N |
| 2 | 147320 | 0070 | 12/22/10 | \$265,000 | \$252,000 | 1260 | 8 | 2009 | Avg | 1715 | N | N | 1266 N 143RD ST |
| 2 | 614970 | 0140 | 4/30/10 | \$385,000 | \$348,000 | 1310 | 8 | 2010 | Avg | 8160 | N | N | 13739 STONE AVE N |
| 2 | 147320 | 0130 | 1/18/11 | \$250,000 | \$239,000 | 1340 | 8 | 2009 | Avg | 873 | N | N | 1274 N 143RD ST |
| 2 | 147320 | 0140 | 8/5/11 | \$236,500 | \$232,000 | 1340 | 8 | 2009 | Avg | 929 | N | N | 1272 N 143RD ST |
| 2 | 147320 | 0120 | 5/5/10 | \$287,000 | \$265,000 | 1370 | 8 | 2009 | Avg | 1125 | N | N | 1276 N 143RD ST |
| 2 | 147320 | 0150 | 10/16/09 | \$310,000 | \$278,000 | 1370 | 8 | 2009 | Avg | 1533 | N | N | 1270 N 143RD ST |
| 2 | 147320 | 0060 | 9/10/10 | \$300,000 | \$281,000 | 1370 | 8 | 2009 | Avg | 2548 | N | N | 14316 LENORA PL N |
| 2 | 147320 | 0040 | 5/21/10 | \$279,950 | \$259,000 | 1410 | 8 | 2009 | Avg | 933 | N | N | 14308 LENORA PL N |
| 2 | 147320 | 0050 | 4/26/10 | \$280,000 | \$258,000 | 1470 | 8 | 2009 | Avg | 1194 | N | N | 14310 LENORA PL N |
| 2 | 147320 | 0090 | 10/21/09 | \$290,000 | \$261,000 | 1480 | 8 | 2009 | Avg | 1066 | N | N | 1262 N 143RD ST |
| 2 | 192604 | 9076 | 8/15/11 | \$370,000 | \$361,000 | 1600 | 8 | 1949 | Avg | 6549 | N | N | 1915 N 133RD ST |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 2 | 447800 | 0010 | 5/11/11 | \$315,000 | \$303,000 | 1770 | 8 | 1962 | Avg | 8168 | N | N | 13328 CORLISS AVE N |
| 2 | 178760 | 0262 | 5/12/11 | \$465,000 | \$447,000 | 2140 | 8 | 2005 | Avg | 8455 | N | N | 13325 ROOSEVELT WAY NE |
| 2 | 641460 | 0242 | 8/30/10 | \$525,000 | \$484,000 | 2180 | 8 | 1989 | Avg | 8400 | N | N | 13407 CORLISS AVE N |
| 2 | 641510 | 0180 | 7/6/09 | \$518,000 | \$445,000 | 2790 | 8 | 2008 | Avg | 5992 | N | N | 13526 MERIDIAN AVE N |
| 2 | 615070 | 0010 | 6/16/09 | \$529,950 | \$454,000 | 2040 | 9 | 2009 | Avg | 4299 | N | N | 13704 BURKE AVE N |
| 2 | 615070 | 0015 | 6/10/09 | \$510,000 | \$436,000 | 2040 | 9 | 2009 | Avg | 4300 | N | N | 13710 BURKE AVE N |
| 3 | 645030 | 1125 | 10/11/11 | \$250,000 | \$247,000 | 580 | 6 | 2011 | Avg | 5250 | N | N | 14332 ROSLYN PL N |
| 3 | 615070 | 0124 | 2/3/11 | \$155,000 | \$147,000 | 700 | 6 | 1950 | Avg | 6000 | N | N | 13752 ROOSEVELT WAY N |
| 3 | 645030 | 3360 | 1/25/10 | \$324,950 | \$289,000 | 850 | 6 | 1949 | VGood | 5250 | N | N | 14023 WALLINGFORD AVE N |
| 3 | 645030 | 1115 | 5/18/10 | \$309,000 | \$280,000 | 1140 | 6 | 1944 | VGood | 5250 | N | N | 14338 ROSLYN PL N |
| 3 | 645030 | 2850 | 2/24/11 | \$220,000 | \$209,000 | 1270 | 6 | 1940 | VGood | 5250 | N | N | 14037 WAYNE PL N |
| 3 | 863210 | 0015 | 6/8/11 | \$384,000 | \$371,000 | 1000 | 7 | 1947 | Good | 8100 | N | N | 13721 1ST AVE NE |
| 3 | 645030 | 1020 | 6/4/10 | \$319,950 | \$291,000 | 1150 | 7 | 1940 | Avg | 4725 | N | N | 14314 INTERLAKE AVE N |
| 3 | 202604 | 9079 | 10/25/10 | \$270,000 | \$251,000 | 1150 | 7 | 1949 | Good | 6026 | N | N | 14020 MERIDIAN AVE N |
| 3 | 645030 | 2570 | 12/27/11 | \$285,000 | \$285,000 | 1190 | 7 | 1993 | Avg | 5030 | N | N | 14050 WAYNE PL N |
| 3 | 641510 | 0340 | 3/10/10 | \$350,000 | \$313,000 | 1220 | 7 | 1968 | Avg | 7851 | N | N | 13712 CORLISS AVE N |
| 3 | 645030 | 2175 | 2/28/11 | \$238,000 | \$226,000 | 1280 | 7 | 1962 | Avg | 5525 | N | N | 14355 WAYNE PL N |
| 3 | 645030 | 2515 | 7/17/09 | \$359,000 | \$309,000 | 1290 | 7 | 1973 | Avg | 5250 | N | N | 14337 MERIDIAN AVE N |
| 3 | 641510 | 0283 | 6/17/09 | \$293,000 | \$251,000 | 1360 | 7 | 1963 | Avg | 7248 | N | N | 2132 N 137TH ST |
| 3 | 641510 | 0350 | 6/17/11 | \$320,000 | \$310,000 | 1360 | 7 | 1978 | Avg | 10200 | N | N | 13732 A CORLISS AVE N |
| 3 | 645030 | 0481 | 3/18/10 | \$268,000 | \$246,000 | 1370 | 7 | 2006 | Avg | 1214 | N | N | 14340 A LENORA PL N |
| 3 | 645030 | 3455 | 11/17/09 | \$275,000 | \$242,000 | 1370 | 7 | 1988 | Avg | 2625 | N | N | 14039 COURTLAND PL N |
| 3 | 645030 | 0960 | 9/4/09 | \$350,000 | \$304,000 | 1430 | 7 | 1925 | Good | 5200 | N | N | 14342 INTERLAKE AVE N |
| 3 | 178760 | 0156 | 10/26/09 | \$267,000 | \$234,000 | 1450 | 7 | 1947 | Good | 10200 | N | N | 322 NE 133RD ST |
| 3 | 020230 | 0015 | 8/17/10 | \$339,000 | \$312,000 | 1590 | 7 | 1955 | Good | 6274 | N | N | 2215 N 143RD ST |
| 3 | 645030 | 3750 | 8/25/09 | \$350,000 | \$303,000 | 1810 | 7 | 1984 | Avg | 10500 | N | N | 14033 DENSMORE AVE N |
| 3 | 641510 | 0040 | 8/18/09 | \$327,800 | \$284,000 | 2240 | 7 | 1948 | Good | 9019 | N | N | 13545 1ST AVE NE |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-----------------------|
| 3 | 202604 | 9091 | 5/20/10 | \$385,000 | \$349,000 | 2370 | 7 | 1951 | Good | 8146 | N | N | 14340 CORLISS AVE N |
| 3 | 641510 | 0382 | 2/13/09 | \$424,350 | \$356,000 | 2780 | 7 | 1917 | Good | 8139 | N | N | 2342 N 137TH ST |
| 3 | 645030 | 0850 | 4/7/11 | \$350,000 | \$335,000 | 950 | 8 | 2005 | Avg | 5250 | N | N | 14311 INTERLAKE AVE N |
| 3 | 283210 | 0680 | 6/3/10 | \$438,000 | \$398,000 | 1570 | 8 | 1950 | Avg | 7200 | N | N | 13725 2ND AVE NE |
| 3 | 641510 | 0324 | 5/17/11 | \$402,000 | \$387,000 | 2090 | 8 | 2005 | Avg | 6207 | N | N | 13749 CORLISS AVE N |
| 3 | 645030 | 1415 | 11/17/09 | \$415,000 | \$365,000 | 2100 | 8 | 1998 | Avg | 4725 | N | N | 14314 ASHWORTH AVE N |
| 3 | 202604 | 9326 | 11/15/11 | \$389,950 | \$387,000 | 1720 | 9 | 2011 | Avg | 3012 | N | N | 14022 MERIDIAN AVE N |
| 3 | 178760 | 0250 | 10/21/09 | \$528,000 | \$462,000 | 2310 | 9 | 2003 | Avg | 7625 | N | N | 13333 2ND AVE NE |
| 5 | 641160 | 0063 | 10/17/11 | \$245,000 | \$242,000 | 700 | 6 | 1948 | Good | 5900 | N | N | 11502 CORLISS AVE N |
| 5 | 303420 | 0137 | 10/1/09 | \$290,000 | \$253,000 | 1040 | 6 | 1954 | Good | 7500 | N | N | 12701 1ST AVE NE |
| 5 | 303420 | 0596 | 6/19/09 | \$282,000 | \$242,000 | 820 | 7 | 1960 | Avg | 9611 | N | N | 12226 DENSMORE AVE N |
| 5 | 641210 | 0155 | 6/23/09 | \$345,000 | \$296,000 | 850 | 7 | 1940 | Good | 8270 | N | N | 12343 3RD AVE NE |
| 5 | 641210 | 0148 | 3/13/09 | \$317,000 | \$267,000 | 870 | 7 | 1938 | VGood | 6750 | N | N | 127 NE 125TH ST |
| 5 | 224650 | 0045 | 2/18/10 | \$280,000 | \$250,000 | 880 | 7 | 1947 | Good | 7848 | N | N | 12020 2ND AVE NE |
| 5 | 641210 | 0013 | 5/25/11 | \$231,750 | \$223,000 | 930 | 7 | 1945 | Avg | 8283 | N | N | 12017 2ND AVE NE |
| 5 | 303420 | 0410 | 7/20/10 | \$305,000 | \$279,000 | 940 | 7 | 1949 | Good | 12521 | N | N | 2307 N 122ND ST |
| 5 | 438320 | 0020 | 10/21/10 | \$345,000 | \$321,000 | 950 | 7 | 1948 | Good | 6638 | N | N | 204 NE 125TH ST |
| 5 | 303420 | 0411 | 12/3/10 | \$346,500 | \$324,000 | 1000 | 7 | 1949 | Good | 9046 | N | N | 2318 N 120TH ST |
| 5 | 641160 | 0294 | 10/21/09 | \$285,000 | \$249,000 | 1010 | 7 | 1959 | Good | 7248 | N | N | 11718 CORLISS AVE N |
| 5 | 641210 | 0191 | 3/11/10 | \$283,000 | \$253,000 | 1020 | 7 | 1949 | Good | 8002 | N | N | 12308 3RD AVE NE |
| 5 | 303420 | 0736 | 7/23/10 | \$303,700 | \$278,000 | 1050 | 7 | 1954 | Good | 5688 | N | N | 12530 DENSMORE AVE N |
| 5 | 438320 | 0050 | 4/26/10 | \$285,000 | \$257,000 | 1060 | 7 | 1951 | VGood | 8908 | N | N | 12515 3RD AVE NE |
| 5 | 303420 | 0902 | 9/23/09 | \$379,000 | \$330,000 | 1080 | 7 | 1941 | VGood | 7869 | N | N | 12814 ASHWORTH AVE N |
| 5 | 303420 | 0310 | 11/17/11 | \$285,000 | \$283,000 | 1130 | 7 | 1962 | Avg | 6459 | N | N | 12268 CORLISS AVE N |
| 5 | 303420 | 0057 | 2/10/10 | \$356,000 | \$317,000 | 1140 | 7 | 1965 | Good | 7200 | N | N | 2160 N 128TH ST |
| 5 | 641160 | 0030 | 7/7/11 | \$296,000 | \$287,000 | 1150 | 7 | 1949 | Good | 5890 | N | N | 2155 N 117TH ST |
| 5 | 207260 | 0060 | 8/19/10 | \$268,000 | \$247,000 | 1160 | 7 | 1952 | Avg | 8136 | N | N | 12033 BURKE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------|
| 5 | 292604 | 9434 | 1/12/09 | \$330,000 | \$275,000 | 1240 | 7 | 1949 | Good | 10260 | N | N | 11328 MERIDIAN AVE N |
| 5 | 641160 | 0065 | 8/25/11 | \$250,000 | \$245,000 | 1290 | 7 | 1947 | Avg | 6750 | N | N | 2324 N 115TH ST |
| 5 | 207260 | 0020 | 10/21/09 | \$378,300 | \$331,000 | 1320 | 7 | 1952 | Good | 7200 | N | N | 12014 BURKE AVE N |
| 5 | 678120 | 0011 | 3/30/10 | \$319,995 | \$294,000 | 1330 | 7 | 2005 | Avg | 1486 | N | N | 2310 N 113TH PL |
| 5 | 303420 | 0138 | 4/7/11 | \$332,500 | \$318,000 | 1330 | 7 | 1955 | Good | 6698 | N | N | 12560 CORLISS AVE N |
| 5 | 303420 | 0770 | 3/1/11 | \$250,000 | \$238,000 | 1380 | 7 | 1956 | Avg | 7727 | N | N | 12568 DENSMORE AVE N |
| 5 | 641260 | 0005 | 6/30/09 | \$299,950 | \$257,000 | 1430 | 7 | 1948 | Avg | 7232 | N | N | 118 NE 125TH ST |
| 5 | 303420 | 0201 | 3/8/11 | \$333,000 | \$317,000 | 1440 | 7 | 1962 | Avg | 7700 | N | N | 12563 CORLISS AVE N |
| 5 | 303420 | 0330 | 11/19/09 | \$405,000 | \$356,000 | 1450 | 7 | 1966 | Good | 7700 | N | N | 12301 1ST AVE NE |
| 5 | 641160 | 0242 | 11/22/11 | \$365,000 | \$363,000 | 1470 | 7 | 1949 | VGood | 8613 | N | N | 11742 MERIDIAN AVE N |
| 5 | 303420 | 0865 | 5/20/10 | \$395,000 | \$358,000 | 1580 | 7 | 1950 | VGood | 7200 | N | N | 12567 DENSMORE AVE N |
| 5 | 207260 | 0005 | 2/3/10 | \$313,800 | \$279,000 | 1580 | 7 | 1952 | Avg | 8136 | N | N | 12032 BURKE AVE N |
| 5 | 303420 | 0960 | 2/8/10 | \$225,000 | \$200,000 | 1580 | 7 | 1942 | Avg | 8625 | N | N | 1745 N 130TH ST |
| 5 | 303420 | 0256 | 1/28/10 | \$465,000 | \$413,000 | 1590 | 7 | 1962 | Good | 7280 | N | N | 2183 N 122ND PL |
| 5 | 207260 | 0010 | 8/25/11 | \$358,000 | \$350,000 | 1620 | 7 | 1952 | Good | 7200 | N | N | 12026 BURKE AVE N |
| 5 | 641210 | 0179 | 10/13/10 | \$346,750 | \$322,000 | 1710 | 7 | 1951 | Good | 9321 | N | N | 202 NE 123RD ST |
| 5 | 292604 | 9175 | 12/13/11 | \$295,000 | \$294,000 | 1760 | 7 | 1941 | Avg | 17196 | N | N | 11340 CORLISS AVE N |
| 5 | 799672 | 0160 | 7/16/10 | \$323,000 | \$301,000 | 880 | 8 | 1982 | Avg | 3200 | N | N | 11702 STENDALL PL N |
| 5 | 799671 | 0010 | 6/23/11 | \$345,100 | \$336,000 | 880 | 8 | 1981 | Good | 3280 | N | N | 11821 STENDALL PL N |
| 5 | 799672 | 0200 | 6/14/10 | \$356,000 | \$330,000 | 880 | 8 | 1982 | Good | 3360 | N | N | 11808 STENDALL DR N |
| 5 | 678120 | 0009 | 5/12/11 | \$249,950 | \$242,000 | 1140 | 8 | 2010 | Avg | 1173 | N | N | 11308 CORLISS AVE N |
| 5 | 678120 | 0016 | 5/12/11 | \$250,000 | \$242,000 | 1140 | 8 | 2010 | Avg | 1550 | N | N | 11306 CORLISS AVE N |
| 5 | 678120 | 0006 | 2/24/11 | \$249,950 | \$240,000 | 1160 | 8 | 2010 | Avg | 847 | N | N | 11302 CORLISS AVE N |
| 5 | 678120 | 0007 | 5/12/11 | \$259,950 | \$252,000 | 1160 | 8 | 2010 | Avg | 1060 | N | N | 11304 CORLISS AVE N |
| 5 | 678120 | 0008 | 2/24/11 | \$279,950 | \$269,000 | 1230 | 8 | 2010 | Avg | 1302 | N | N | 11310 CORLISS AVE N |
| 5 | 678120 | 0021 | 8/24/11 | \$244,000 | \$240,000 | 1240 | 8 | 2009 | Avg | 1217 | N | N | 2322 N 113TH PL |
| 5 | 678120 | 0005 | 3/16/11 | \$279,950 | \$269,000 | 1260 | 8 | 2010 | Avg | 1248 | N | N | 11300 CORLISS AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 5 | 678120 | 0024 | 3/16/10 | \$315,000 | \$289,000 | 1280 | 8 | 2009 | Avg | 1608 | N | N | 2318 A N 113TH PL |
| 5 | 678120 | 0020 | 3/5/10 | \$315,000 | \$288,000 | 1300 | 8 | 2009 | Avg | 1524 | N | N | 2320 N 113TH PL |
| 5 | 303420 | 0271 | 6/24/09 | \$365,000 | \$313,000 | 1340 | 8 | 1961 | Good | 11688 | N | N | 12215 CORLISS AVE N |
| 5 | 641160 | 0012 | 12/12/11 | \$386,700 | \$385,000 | 1360 | 8 | 1985 | Avg | 7857 | N | N | 11536 F MERIDIAN AVE N |
| 5 | 303420 | 0027 | 3/24/09 | \$325,450 | \$275,000 | 1500 | 8 | 1956 | Avg | 8000 | N | N | 2132 N 128TH ST |
| 5 | 799670 | 0040 | 3/15/10 | \$372,000 | \$341,000 | 1570 | 8 | 1980 | Avg | 3200 | N | N | 11900 STENDALL PL N |
| 5 | 641160 | 0040 | 10/18/10 | \$319,950 | \$297,000 | 1590 | 8 | 1954 | Avg | 9479 | N | N | 11537 CORLISS AVE N |
| 5 | 303420 | 0350 | 12/11/09 | \$400,000 | \$353,000 | 1590 | 8 | 1961 | Good | 16902 | N | N | 2115 N 122ND ST |
| 5 | 799672 | 0220 | 8/12/11 | \$318,000 | \$312,000 | 1640 | 8 | 1982 | Avg | 3168 | N | N | 11816 STENDALL DR N |
| 5 | 303420 | 0308 | 3/15/11 | \$465,000 | \$443,000 | 1670 | 8 | 1961 | Avg | 11260 | N | N | 2104 N 122ND ST |
| 5 | 641210 | 0019 | 2/12/10 | \$340,000 | \$303,000 | 1700 | 8 | 1964 | Good | 8282 | N | N | 12033 2ND AVE NE |
| 5 | 303420 | 0245 | 5/12/10 | \$374,744 | \$339,000 | 1720 | 8 | 1989 | Avg | 7372 | N | N | 12261 CORLISS AVE N |
| 5 | 303420 | 0766 | 12/9/09 | \$415,000 | \$366,000 | 1730 | 8 | 1962 | Avg | 13060 | N | N | 12564 DENSMORE AVE N |
| 5 | 799670 | 0210 | 3/1/09 | \$354,000 | \$308,000 | 1780 | 8 | 1980 | Avg | 2240 | N | N | 11911 STENDALL DR N |
| 5 | 799670 | 0140 | 11/21/09 | \$371,000 | \$335,000 | 1780 | 8 | 1980 | Good | 2240 | N | N | 11918 STENDALL DR N |
| 5 | 353190 | 0070 | 6/8/10 | \$400,000 | \$364,000 | 1780 | 8 | 1990 | Avg | 7750 | N | N | 11523 MERIDIAN AVE N |
| 5 | 303420 | 0296 | 9/27/11 | \$700,000 | \$689,000 | 1820 | 8 | 1949 | Fair | 50355 | Y | Y | 2132 N 122ND ST |
| 5 | 303420 | 0230 | 7/1/11 | \$415,000 | \$402,000 | 1880 | 8 | 1953 | VGood | 10820 | N | N | 12287 CORLISS AVE N |
| 5 | 303420 | 0352 | 7/20/11 | \$403,000 | \$392,000 | 1990 | 8 | 1990 | Avg | 8121 | N | N | 12008 MERIDIAN AVE N |
| 5 | 641160 | 0241 | 1/21/09 | \$530,000 | \$443,000 | 1990 | 8 | 1965 | Good | 9648 | N | N | 11734 MERIDIAN AVE N |
| 5 | 750350 | 0010 | 10/21/09 | \$562,120 | \$492,000 | 2000 | 8 | 1963 | Good | 5882 | N | N | 12011 DENSMORE AVE N |
| 5 | 303420 | 0872 | 6/20/11 | \$472,000 | \$457,000 | 2000 | 8 | 1947 | VGood | 9772 | N | N | 12555 DENSMORE AVE N |
| 5 | 302604 | 9144 | 5/20/09 | \$455,000 | \$401,000 | 2080 | 8 | 2008 | Avg | 2240 | N | N | 11738 BURKE AVE N |
| 5 | 302604 | 9074 | 12/12/11 | \$380,000 | \$379,000 | 2080 | 8 | 2008 | Avg | 2261 | N | N | 11744 BURKE AVE N |
| 5 | 302604 | 9146 | 12/16/10 | \$429,000 | \$408,000 | 2080 | 8 | 2008 | Avg | 2427 | N | N | 11742 BURKE AVE N |
| 5 | 302604 | 9145 | 11/19/09 | \$428,000 | \$386,000 | 2080 | 8 | 2008 | Avg | 2448 | N | N | 11740 BURKE AVE N |
| 5 | 303420 | 0550 | 3/10/09 | \$447,500 | \$377,000 | 2140 | 8 | 1996 | Avg | 7754 | N | N | 12203 DENSMORE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 5 | 641160 | 0253 | 4/12/10 | \$400,000 | \$360,000 | 2220 | 8 | 1990 | Avg | 7207 | N | N | 11746 MERIDIAN AVE N |
| 5 | 303420 | 0481 | 12/21/11 | \$461,000 | \$460,000 | 2280 | 8 | 1991 | Avg | 7500 | N | N | 1717 N 122ND ST |
| 5 | 353190 | 0007 | 9/14/10 | \$432,500 | \$400,000 | 2300 | 8 | 1994 | Avg | 7200 | N | N | 1915 N 120TH ST |
| 5 | 303420 | 0166 | 2/10/09 | \$850,000 | \$713,000 | 2360 | 8 | 1966 | Avg | 16403 | Y | Y | 2135 N 128TH ST |
| 5 | 303420 | 0006 | 10/21/09 | \$572,500 | \$501,000 | 2610 | 8 | 2007 | Avg | 6035 | N | N | 12828 MERIDIAN AVE N |
| 5 | 303420 | 0820 | 11/10/11 | \$717,000 | \$711,000 | 2650 | 8 | 1977 | Avg | 13730 | Y | Y | 1737 N 128TH ST |
| 5 | 932580 | 0031 | 6/18/09 | \$549,000 | \$470,000 | 2780 | 8 | 2008 | Avg | 6924 | N | N | 1308 N 122ND ST |
| 5 | 932580 | 0030 | 11/18/09 | \$535,000 | \$470,000 | 3270 | 8 | 2008 | Avg | 6925 | N | N | 1310 N 122ND ST |
| 5 | 303420 | 0653 | 6/8/09 | \$539,000 | \$461,000 | 2430 | 9 | 2005 | Avg | 7200 | N | N | 1700 L N 122ND ST |
| 5 | 303420 | 0072 | 12/14/09 | \$599,000 | \$529,000 | 3010 | 9 | 2008 | Avg | 7357 | N | N | 2312 N 128TH ST |
| 5 | 303420 | 0087 | 9/22/09 | \$599,950 | \$522,000 | 3010 | 9 | 2008 | Avg | 7357 | N | N | 2316 N 128TH ST |
| 5 | 303420 | 0088 | 11/5/09 | \$595,000 | \$522,000 | 3010 | 9 | 2008 | Avg | 7407 | N | N | 2314 N 128TH ST |
| 5 | 303420 | 0086 | 11/23/09 | \$590,000 | \$519,000 | 3010 | 9 | 2008 | Avg | 7407 | N | N | 2318 N 128TH ST |
| 5 | 303420 | 0303 | 8/17/10 | \$850,000 | \$782,000 | 2660 | 10 | 1997 | Avg | 7422 | N | N | 2116 N 122ND ST |
| 7 | 630050 | 0360 | 6/16/09 | \$315,300 | \$270,000 | 590 | 6 | 1926 | Good | 4980 | N | N | 10325 INTERLAKE AVE N |
| 7 | 431070 | 0560 | 6/3/09 | \$319,000 | \$273,000 | 640 | 6 | 1948 | Good | 5000 | N | N | 9735 DENSMORE AVE N |
| 7 | 312604 | 9118 | 2/18/09 | \$334,950 | \$281,000 | 720 | 6 | 1943 | Good | 5872 | N | N | 1917 N 90TH ST |
| 7 | 630050 | 0640 | 4/21/10 | \$280,000 | \$252,000 | 760 | 6 | 1935 | Avg | 4980 | N | N | 10030 INTERLAKE AVE N |
| 7 | 431070 | 2550 | 4/12/10 | \$269,000 | \$242,000 | 770 | 6 | 1946 | Avg | 5000 | N | N | 9251 DENSMORE AVE N |
| 7 | 630000 | 0401 | 11/22/10 | \$205,000 | \$192,000 | 770 | 6 | 1926 | Good | 5060 | N | N | 10541 INTERLAKE AVE N |
| 7 | 435870 | 0010 | 8/14/09 | \$260,000 | \$225,000 | 820 | 6 | 1960 | Avg | 6000 | N | N | 10516 ASHWORTH AVE N |
| 7 | 802170 | 0750 | 6/15/11 | \$285,000 | \$276,000 | 860 | 6 | 1954 | Good | 4500 | N | N | 2121 N 88TH ST |
| 7 | 630050 | 0555 | 9/25/09 | \$321,500 | \$280,000 | 890 | 6 | 1927 | Avg | 4980 | N | N | 10310 INTERLAKE AVE N |
| 7 | 630000 | 0292 | 10/27/09 | \$271,500 | \$238,000 | 910 | 6 | 1926 | Good | 5693 | N | N | 10721 ASHWORTH AVE N |
| 7 | 802170 | 0935 | 2/15/11 | \$242,000 | \$229,000 | 920 | 6 | 1943 | Good | 3375 | N | N | 8615 CORLISS AVE N |
| 7 | 316660 | 0005 | 6/24/11 | \$201,950 | \$196,000 | 990 | 6 | 1949 | Avg | 10200 | N | N | 1815 N 100TH ST |
| 7 | 630000 | 0336 | 8/17/11 | \$185,000 | \$181,000 | 1140 | 6 | 1965 | Avg | 3795 | N | N | 10511 ASHWORTH AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 7 | 431070 | 0315 | 1/5/11 | \$270,000 | \$254,000 | 1910 | 6 | 1940 | Avg | 5000 | N | N | 9735 WALLINGFORD AVE N |
| 7 | 952410 | 0195 | 5/10/11 | \$170,000 | \$165,000 | 680 | 7 | 2005 | Avg | 802 | N | N | 1136 A N 91ST ST |
| 7 | 952410 | 0207 | 9/1/09 | \$234,000 | \$209,000 | 690 | 7 | 2005 | Avg | 1058 | N | N | 1132 B N 91ST ST |
| 7 | 630050 | 0255 | 5/25/10 | \$310,000 | \$281,000 | 700 | 7 | 1941 | Avg | 4820 | N | N | 10310 MIDVALE AVE N |
| 7 | 431070 | 1402 | 12/21/10 | \$142,000 | \$135,000 | 730 | 7 | 2006 | Avg | 1085 | N | N | 9541 C INTERLAKE AVE N |
| 7 | 322604 | 9353 | 9/27/11 | \$309,950 | \$305,000 | 770 | 7 | 1949 | Good | 8000 | N | N | 2157 N 92ND ST |
| 7 | 304770 | 0040 | 1/12/11 | \$336,000 | \$317,000 | 780 | 7 | 1911 | Good | 2850 | N | N | 8534 ASHWORTH AVE N |
| 7 | 431070 | 0355 | 4/15/10 | \$325,000 | \$293,000 | 810 | 7 | 1949 | Avg | 5000 | N | N | 9753 WALLINGFORD AVE N |
| 7 | 391200 | 0005 | 10/7/09 | \$325,000 | \$284,000 | 820 | 7 | 1942 | Avg | 5001 | N | N | 8528 ASHWORTH AVE N |
| 7 | 312604 | 9184 | 1/20/10 | \$310,000 | \$275,000 | 830 | 7 | 1941 | Avg | 6500 | N | N | 10050 ASHWORTH AVE N |
| 7 | 630000 | 0365 | 9/4/09 | \$235,000 | \$210,000 | 880 | 7 | 1999 | Avg | 1322 | N | N | 10546 A STONE AVE N |
| 7 | 304770 | 0185 | 5/12/09 | \$399,950 | \$340,000 | 880 | 7 | 1931 | VGood | 2850 | N | N | 8621 CAROLINE AVE N |
| 7 | 435870 | 0028 | 5/27/09 | \$337,000 | \$288,000 | 890 | 7 | 1949 | Good | 6600 | N | N | 1511 N 107TH ST |
| 7 | 630050 | 0210 | 11/16/09 | \$386,000 | \$339,000 | 900 | 7 | 1926 | Good | 5047 | N | N | 10327 STONE AVE N |
| 7 | 435870 | 0200 | 7/10/09 | \$300,000 | \$258,000 | 910 | 7 | 1946 | Avg | 8453 | N | N | 1724 N NORTHGATE WAY |
| 7 | 802170 | 0880 | 4/4/11 | \$335,500 | \$321,000 | 920 | 7 | 1948 | Good | 4500 | N | N | 2142 N 87TH ST |
| 7 | 191980 | 0430 | 10/12/09 | \$358,000 | \$313,000 | 940 | 7 | 1951 | Avg | 6770 | N | N | 9033 MERIDIAN AVE N |
| 7 | 099300 | 2325 | 10/20/09 | \$395,000 | \$345,000 | 950 | 7 | 1949 | Good | 4625 | N | N | 8520 INTERLAKE AVE N |
| 7 | 431070 | 2065 | 7/20/11 | \$350,000 | \$340,000 | 950 | 7 | 1924 | Good | 6395 | N | N | 9548 WALLINGFORD AVE N |
| 7 | 802170 | 1230 | 4/27/11 | \$318,000 | \$305,000 | 960 | 7 | 1918 | Good | 4500 | Y | N | 2149 N 86TH ST |
| 7 | 802170 | 1230 | 4/21/11 | \$318,000 | \$305,000 | 960 | 7 | 1918 | Good | 4500 | Y | N | 2149 N 86TH ST |
| 7 | 435870 | 0210 | 3/25/10 | \$362,000 | \$325,000 | 960 | 7 | 1940 | Good | 6800 | N | N | 1705 N 107TH ST |
| 7 | 312604 | 9281 | 6/8/09 | \$400,000 | \$342,000 | 1010 | 7 | 1948 | Avg | 8104 | N | N | 8510 BURKE AVE N |
| 7 | 199720 | 0285 | 4/2/10 | \$345,000 | \$310,000 | 1020 | 7 | 1944 | Good | 7375 | N | N | 1611 N 90TH ST |
| 7 | 302230 | 0040 | 12/22/10 | \$210,000 | \$197,000 | 1030 | 7 | 1946 | Avg | 7623 | N | N | 2125 N 92ND ST |
| 7 | 435870 | 0181 | 4/9/09 | \$233,000 | \$204,000 | 1040 | 7 | 2002 | Avg | 1242 | N | N | 10717 E BURKE AVE N |
| 7 | 431070 | 0525 | 10/14/10 | \$400,000 | \$371,000 | 1040 | 7 | 1951 | Good | 5000 | N | N | 9719 DENSMORE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 7 | 630000 | 0675 | 8/26/09 | \$230,000 | \$205,000 | 1050 | 7 | 1997 | Avg | 1029 | N | N | 10537 A MIDVALE AVE N |
| 7 | 435870 | 0163 | 10/16/09 | \$220,000 | \$198,000 | 1100 | 7 | 2001 | Avg | 962 | N | N | 1766 E N NORTHGATE WAY |
| 7 | 099300 | 2305 | 11/24/10 | \$340,000 | \$318,000 | 1100 | 7 | 1999 | Avg | 4596 | N | N | 8510 INTERLAKE AVE N |
| 7 | 565910 | 0030 | 11/10/10 | \$237,120 | \$221,000 | 1100 | 7 | 1942 | Avg | 5732 | N | N | 8700 CORLISS AVE N |
| 7 | 199720 | 0275 | 6/11/10 | \$450,000 | \$409,000 | 1100 | 7 | 1959 | Good | 6000 | N | N | 8838 ASHWORTH AVE N |
| 7 | 304770 | 0055 | 2/22/10 | \$365,000 | \$326,000 | 1130 | 7 | 1942 | Good | 5700 | N | N | 8533 DENSMORE AVE N |
| 7 | 435870 | 0187 | 8/21/09 | \$259,950 | \$232,000 | 1160 | 7 | 2009 | Avg | 855 | N | N | 1760 N NORTHGATE WAY |
| 7 | 435870 | 0188 | 3/3/10 | \$254,000 | \$232,000 | 1160 | 7 | 2009 | Avg | 895 | N | N | 1758 N NORTHGATE WAY |
| 7 | 435870 | 0189 | 11/10/09 | \$264,950 | \$239,000 | 1160 | 7 | 2009 | Avg | 980 | N | N | 1756 N NORTHGATE WAY |
| 7 | 630050 | 0462 | 7/18/11 | \$205,000 | \$200,000 | 1160 | 7 | 2008 | Avg | 995 | N | N | 1409 B N NORTHGATE WAY |
| 7 | 630050 | 0461 | 6/21/11 | \$205,000 | \$200,000 | 1160 | 7 | 2008 | Avg | 1027 | N | N | 1409 A N NORTHGATE WAY |
| 7 | 435870 | 0190 | 8/11/09 | \$264,950 | \$236,000 | 1160 | 7 | 2009 | Avg | 1095 | N | N | 1754 N NORTHGATE WAY |
| 7 | 199720 | 0027 | 5/2/11 | \$395,000 | \$379,000 | 1190 | 7 | 1980 | Avg | 5000 | N | N | 8837 WALLINGFORD AVE N |
| 7 | 099300 | 1105 | 7/30/10 | \$350,000 | \$321,000 | 1190 | 7 | 1949 | Good | 5125 | N | N | 8812 INTERLAKE AVE N |
| 7 | 322604 | 9519 | 9/22/10 | \$230,000 | \$213,000 | 1190 | 7 | 1983 | Fair | 7227 | N | N | 9006 A CORLISS AVE N |
| 7 | 312604 | 9181 | 6/21/11 | \$399,450 | \$387,000 | 1230 | 7 | 1941 | Good | 9544 | N | N | 10345 DENSMORE AVE N |
| 7 | 191980 | 0330 | 1/6/09 | \$385,000 | \$321,000 | 1250 | 7 | 1969 | Good | 5063 | N | N | 9016 BURKE AVE N |
| 7 | 191980 | 0126 | 6/22/09 | \$444,950 | \$381,000 | 1250 | 7 | 1959 | Good | 7255 | N | N | 1820 N 90TH ST |
| 7 | 431070 | 0345 | 11/6/09 | \$349,000 | \$306,000 | 1270 | 7 | 1986 | Avg | 2500 | N | N | 9747 WALLINGFORD AVE N |
| 7 | 099300 | 0040 | 7/14/11 | \$430,000 | \$418,000 | 1310 | 7 | 1921 | VGood | 4100 | N | N | 8849 ASHWORTH AVE N |
| 7 | 630050 | 0086 | 2/2/10 | \$277,500 | \$253,000 | 1330 | 7 | 2002 | Avg | 1200 | N | N | 10305 B MIDVALE AVE N |
| 7 | 630050 | 0083 | 10/6/11 | \$198,000 | \$196,000 | 1330 | 7 | 2002 | Avg | 1246 | N | N | 10303 A MIDVALE AVE N |
| 7 | 565910 | 0040 | 6/15/09 | \$475,000 | \$407,000 | 1350 | 7 | 1950 | Good | 7642 | N | N | 8620 CORLISS AVE N |
| 7 | 322604 | 9478 | 5/12/09 | \$385,000 | \$328,000 | 1350 | 7 | 1964 | Good | 9000 | N | N | 9051 CORLISS AVE N |
| 7 | 802170 | 0615 | 9/12/11 | \$300,000 | \$294,000 | 1360 | 7 | 1989 | Avg | 2250 | N | N | 2148 N 88TH ST |
| 7 | 322604 | 9426 | 5/20/10 | \$395,000 | \$358,000 | 1360 | 7 | 1957 | Good | 6860 | N | N | 8912 CORLISS AVE N |
| 7 | 431070 | 2100 | 9/28/11 | \$325,000 | \$320,000 | 1410 | 7 | 1988 | Avg | 3198 | N | N | 9528 WALLINGFORD AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 7 | 312604 | 9327 | 8/18/11 | \$375,000 | \$367,000 | 1410 | 7 | 1948 | Good | 8124 | N | N | 1811 N 95TH ST |
| 7 | 431070 | 2447 | 5/23/11 | \$265,000 | \$255,000 | 1480 | 7 | 1991 | Avg | 2652 | N | N | 9224 WOODLAWN AVE N |
| 7 | 546430 | 0171 | 5/24/10 | \$375,000 | \$340,000 | 1480 | 7 | 1984 | Avg | 7820 | N | N | 10024 DENSMORE AVE N |
| 7 | 322604 | 9564 | 5/8/09 | \$510,000 | \$434,000 | 1490 | 7 | 2008 | Avg | 5000 | N | N | 8900 CORLISS AVE N |
| 7 | 546430 | 0157 | 4/21/10 | \$379,000 | \$342,000 | 1520 | 7 | 2003 | Avg | 5431 | N | N | 1710 N 100TH ST |
| 7 | 199720 | 0290 | 10/27/09 | \$415,000 | \$363,000 | 1580 | 7 | 1982 | Avg | 7490 | N | N | 8852 ASHWORTH AVE N |
| 7 | 802170 | 1260 | 6/11/09 | \$369,000 | \$316,000 | 1610 | 7 | 1986 | Avg | 2250 | Y | N | 2135 N 86TH ST |
| 7 | 191980 | 0420 | 10/19/09 | \$422,000 | \$369,000 | 1630 | 7 | 1968 | Avg | 6770 | N | N | 9027 MERIDIAN AVE N |
| 7 | 099300 | 1145 | 2/26/09 | \$417,000 | \$350,000 | 1650 | 7 | 1986 | Avg | 4100 | N | N | 8803 ASHWORTH AVE N |
| 7 | 431070 | 0260 | 11/29/11 | \$300,000 | \$298,000 | 1680 | 7 | 1986 | Avg | 2500 | N | N | 9703 WALLINGFORD AVE N |
| 7 | 302230 | 0020 | 12/8/09 | \$450,000 | \$397,000 | 1680 | 7 | 1951 | Avg | 10917 | N | N | 9040 MERIDIAN AVE N |
| 7 | 630000 | 0301 | 12/16/09 | \$355,000 | \$313,000 | 1700 | 7 | 1942 | VGood | 7590 | N | N | 10745 ASHWORTH AVE N |
| 7 | 312604 | 9379 | 2/3/11 | \$325,000 | \$307,000 | 1770 | 7 | 1965 | Good | 7091 | N | N | 9206 WALLINGFORD AVE N |
| 7 | 431070 | 2420 | 3/8/10 | \$330,000 | \$295,000 | 1900 | 7 | 1978 | Avg | 5000 | N | N | 9238 WOODLAWN AVE N |
| 7 | 435870 | 0085 | 9/21/09 | \$405,000 | \$352,000 | 1910 | 7 | 1962 | VGood | 11960 | N | N | 10744 ASHWORTH AVE N |
| 7 | 431070 | 0235 | 6/25/09 | \$290,000 | \$249,000 | 2560 | 7 | 1900 | Fair | 5188 | N | N | 9702 DENSMORE AVE N |
| 7 | 431070 | 2430 | 6/15/10 | \$480,000 | \$437,000 | 2590 | 7 | 2004 | Good | 5000 | N | N | 9234 WOODLAWN AVE N |
| 7 | 431070 | 2776 | 7/22/09 | \$210,000 | \$186,000 | 760 | 8 | 2003 | Avg | 749 | N | N | 9242 B INTERLAKE AVE N |
| 7 | 431070 | 2775 | 4/21/09 | \$229,000 | \$201,000 | 800 | 8 | 2003 | Avg | 1196 | N | N | 9242 A INTERLAKE AVE N |
| 7 | 431070 | 2779 | 9/18/09 | \$257,000 | \$230,000 | 850 | 8 | 2003 | Avg | 1087 | N | N | 9240 D INTERLAKE AVE N |
| 7 | 431070 | 2600 | 8/20/09 | \$280,000 | \$250,000 | 940 | 8 | 2001 | Avg | 1009 | N | N | 9226 A ASHWORTH AVE N |
| 7 | 431070 | 2610 | 10/9/09 | \$280,000 | \$251,000 | 940 | 8 | 2001 | Avg | 1230 | N | N | 9220 ASHWORTH AVE N |
| 7 | 873000 | 0120 | 11/20/09 | \$249,500 | \$225,000 | 980 | 8 | 2009 | Avg | 960 | N | N | 1216 N NORTHGATE WAY |
| 7 | 952410 | 0136 | 3/11/10 | \$250,000 | \$229,000 | 1000 | 8 | 2003 | Avg | 782 | N | N | 1133 B N 92ND ST |
| 7 | 099300 | 2023 | 1/24/09 | \$232,000 | \$201,000 | 1010 | 8 | 2001 | Avg | 1023 | N | N | 8521 A MIDVALE AVE N |
| 7 | 873000 | 0160 | 11/20/09 | \$259,500 | \$234,000 | 1020 | 8 | 2009 | Avg | 1000 | N | N | 1222 N NORTHGATE WAY |
| 7 | 873000 | 0180 | 11/16/09 | \$257,700 | \$232,000 | 1020 | 8 | 2009 | Avg | 1000 | N | N | 1228 N NORTHGATE WAY |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 7 | 873000 | 0220 | 11/18/09 | \$251,500 | \$227,000 | 1020 | 8 | 2009 | Avg | 1000 | N | N | 1234 N NORTHGATE WAY |
| 7 | 873000 | 0240 | 11/16/09 | \$249,500 | \$225,000 | 1020 | 8 | 2009 | Avg | 1000 | N | N | 1240 N NORTHGATE WAY |
| 7 | 873000 | 0280 | 11/24/09 | \$253,700 | \$229,000 | 1020 | 8 | 2009 | Avg | 1150 | N | N | 1248 N NORTHGATE WAY |
| 7 | 431070 | 2759 | 3/9/09 | \$289,950 | \$253,000 | 1030 | 8 | 2008 | Avg | 798 | N | N | 9246 C INTERLAKE AVE N |
| 7 | 873000 | 0040 | 11/17/09 | \$297,500 | \$268,000 | 1050 | 8 | 2009 | Avg | 970 | N | N | 10515 STONE AVE N |
| 7 | 873000 | 0070 | 11/18/09 | \$297,500 | \$268,000 | 1050 | 8 | 2009 | Avg | 1010 | N | N | 10509 STONE AVE N |
| 7 | 099300 | 1423 | 12/14/10 | \$229,000 | \$218,000 | 1050 | 8 | 2006 | Avg | 1045 | N | N | 1303 B N 88TH ST |
| 7 | 873000 | 0050 | 11/12/09 | \$299,500 | \$270,000 | 1050 | 8 | 2009 | Avg | 1330 | N | N | 10513 STONE AVE N |
| 7 | 873000 | 0060 | 11/12/09 | \$299,500 | \$270,000 | 1050 | 8 | 2009 | Avg | 1340 | N | N | 10511 STONE AVE N |
| 7 | 431070 | 1676 | 11/18/09 | \$302,000 | \$272,000 | 1080 | 8 | 2003 | Avg | 1123 | N | N | 1415 N 97TH ST |
| 7 | 873000 | 0150 | 12/21/09 | \$291,500 | \$264,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1220 N NORTHGATE WAY |
| 7 | 873000 | 0200 | 12/3/09 | \$291,500 | \$263,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1230 N NORTHGATE WAY |
| 7 | 873000 | 0210 | 11/25/09 | \$291,500 | \$263,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1232 N NORTHGATE WAY |
| 7 | 873000 | 0140 | 12/31/09 | \$293,700 | \$266,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1218 N NORTHGATE WAY |
| 7 | 873000 | 0260 | 12/17/09 | \$282,500 | \$256,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1242 N NORTHGATE WAY |
| 7 | 873000 | 0270 | 11/24/09 | \$282,500 | \$255,000 | 1080 | 8 | 2009 | Avg | 1140 | N | N | 1244 N NORTHGATE WAY |
| 7 | 431070 | 1677 | 8/5/09 | \$300,000 | \$267,000 | 1080 | 8 | 2003 | Avg | 1277 | N | N | 1417 N 97TH ST |
| 7 | 926720 | 0200 | 12/9/09 | \$225,000 | \$203,000 | 1110 | 8 | 1999 | Avg | 1204 | N | N | 1140 C N 93RD ST |
| 7 | 099300 | 0954 | 12/28/10 | \$210,000 | \$200,000 | 1110 | 8 | 2000 | Avg | 1363 | N | N | 8825 C STONE AVE N |
| 7 | 431070 | 3080 | 12/16/11 | \$227,000 | \$227,000 | 1120 | 8 | 2007 | Avg | 1278 | N | N | 9243 B INTERLAKE AVE N |
| 7 | 099300 | 2108 | 11/5/10 | \$248,500 | \$235,000 | 1140 | 8 | 2005 | Avg | 1069 | N | N | 8501 STONE AVE N |
| 7 | 099300 | 2106 | 4/17/09 | \$312,000 | \$273,000 | 1160 | 8 | 2005 | Avg | 1473 | N | N | 8507 STONE AVE N |
| 7 | 952410 | 0310 | 2/23/11 | \$273,000 | \$262,000 | 1180 | 8 | 2008 | Avg | 1245 | N | N | 1145 A N 91ST ST |
| 7 | 099300 | 1494 | 7/15/11 | \$318,000 | \$311,000 | 1180 | 8 | 2005 | Avg | 1283 | N | N | 1217 N 88TH ST |
| 7 | 099300 | 0973 | 3/16/10 | \$314,900 | \$289,000 | 1180 | 8 | 2009 | Avg | 1393 | N | N | 1310 N 88TH ST |
| 7 | 952410 | 0311 | 2/17/11 | \$272,000 | \$261,000 | 1180 | 8 | 2008 | Avg | 1480 | N | N | 1145 B N 91ST ST |
| 7 | 099300 | 0366 | 6/8/10 | \$306,000 | \$284,000 | 1180 | 8 | 1978 | Avg | 2177 | N | N | 8835 MIDVALE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 7 | 873000 | 0030 | 11/16/09 | \$319,500 | \$288,000 | 1200 | 8 | 2009 | Avg | 1050 | N | N | 10517 STONE AVE N |
| 7 | 873000 | 0080 | 3/8/10 | \$319,500 | \$292,000 | 1200 | 8 | 2009 | Avg | 1090 | N | N | 10507 STONE AVE N |
| 7 | 873000 | 0100 | 11/18/09 | \$320,700 | \$289,000 | 1200 | 8 | 2009 | Avg | 1090 | N | N | 10503 STONE AVE N |
| 7 | 873000 | 0090 | 11/24/09 | \$316,215 | \$285,000 | 1200 | 8 | 2009 | Avg | 1090 | N | N | 10505 STONE AVE N |
| 7 | 099300 | 1482 | 10/15/11 | \$324,000 | \$321,000 | 1200 | 8 | 2005 | Avg | 1324 | N | N | 8549 A STONE AVE N |
| 7 | 873000 | 0290 | 12/9/09 | \$266,500 | \$241,000 | 1210 | 8 | 2009 | Avg | 1280 | N | N | 1246 N NORTHGATE WAY |
| 7 | 873000 | 0020 | 12/1/09 | \$327,500 | \$296,000 | 1220 | 8 | 2009 | Avg | 1110 | N | N | 10519 STONE AVE N |
| 7 | 873000 | 0010 | 11/19/09 | \$327,700 | \$296,000 | 1220 | 8 | 2009 | Avg | 1620 | N | N | 10521 STONE AVE N |
| 7 | 099300 | 0157 | 11/9/09 | \$339,500 | \$306,000 | 1220 | 8 | 2003 | Avg | 1683 | N | N | 8847 A INTERLAKE AVE N |
| 7 | 312604 | 9491 | 8/25/09 | \$513,000 | \$444,000 | 1220 | 8 | 2009 | Avg | 3338 | N | N | 1915 N 90TH ST |
| 7 | 099300 | 1979 | 5/7/10 | \$275,000 | \$254,000 | 1250 | 8 | 2007 | Avg | 1020 | N | N | 8505 B MIDVALE AVE N |
| 7 | 099300 | 1930 | 4/12/10 | \$285,000 | \$262,000 | 1250 | 8 | 2007 | Avg | 1255 | N | N | 8506 A NESBIT AVE N |
| 7 | 099300 | 1928 | 4/21/11 | \$265,000 | \$256,000 | 1250 | 8 | 2007 | Avg | 1291 | N | N | 8506 C NESBIT AVE N |
| 7 | 099300 | 1438 | 5/13/10 | \$275,000 | \$254,000 | 1250 | 8 | 2000 | Avg | 1395 | N | N | 1305 N 88TH ST |
| 7 | 952410 | 0050 | 7/8/10 | \$294,000 | \$273,000 | 1255 | 8 | 2010 | Avg | 1113 | N | N | 1130 N 92ND ST |
| 7 | 099300 | 0965 | 1/6/10 | \$331,000 | \$300,000 | 1260 | 8 | 2009 | Avg | 1106 | N | N | 1302 N 88TH ST |
| 7 | 099300 | 0966 | 1/6/10 | \$330,000 | \$300,000 | 1260 | 8 | 2009 | Avg | 1262 | N | N | 1300 N 88TH ST |
| 7 | 926720 | 0047 | 3/24/09 | \$315,000 | \$275,000 | 1270 | 8 | 2004 | Avg | 1193 | N | N | 1127 B N 94TH ST |
| 7 | 099300 | 0307 | 4/6/10 | \$305,000 | \$280,000 | 1270 | 8 | 2006 | Avg | 1323 | N | N | 8830 B MIDVALE AVE N |
| 7 | 099300 | 0308 | 2/17/11 | \$335,000 | \$321,000 | 1270 | 8 | 2006 | Avg | 1333 | N | N | 8830 A MIDVALE AVE N |
| 7 | 630000 | 0427 | 4/27/10 | \$274,500 | \$253,000 | 1270 | 8 | 2008 | Avg | 1342 | N | N | 10544 A MIDVALE AVE N |
| 7 | 099300 | 0873 | 4/16/10 | \$315,000 | \$290,000 | 1270 | 8 | 2003 | Avg | 1348 | N | N | 8814 D MIDVALE AVE N |
| 7 | 099300 | 0872 | 4/18/11 | \$280,500 | \$271,000 | 1270 | 8 | 2003 | Avg | 1360 | N | N | 8814 C MIDVALE AVE N |
| 7 | 630000 | 0430 | 11/4/09 | \$270,000 | \$243,000 | 1280 | 8 | 2008 | Avg | 1357 | N | N | 10546 C MIDVALE AVE N |
| 7 | 873000 | 0110 | 11/16/09 | \$319,500 | \$288,000 | 1280 | 8 | 2009 | Avg | 1550 | N | N | 10501 STONE AVE N |
| 7 | 099300 | 0968 | 1/28/10 | \$309,950 | \$282,000 | 1290 | 8 | 2009 | Avg | 1181 | N | N | 1306 N 88TH ST |
| 7 | 099300 | 0967 | 1/13/10 | \$309,950 | \$282,000 | 1290 | 8 | 2009 | Avg | 1440 | N | N | 1304 N 88TH ST |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 7 | 630000 | 0334 | 6/17/11 | \$279,950 | \$273,000 | 1310 | 8 | 2007 | Avg | 1356 | N | N | 1406 A N NORTHGATE WAY |
| 7 | 630000 | 0339 | 7/20/10 | \$294,000 | \$274,000 | 1310 | 8 | 2007 | Avg | 1442 | N | N | 1406 B N NORTHGATE WAY |
| 7 | 873000 | 0130 | 11/19/09 | \$271,500 | \$245,000 | 1320 | 8 | 2009 | Avg | 1010 | N | N | 1214 N NORTHGATE WAY |
| 7 | 099300 | 1546 | 4/21/11 | \$306,000 | \$296,000 | 1330 | 8 | 2007 | Avg | 1182 | N | N | 8550 A MIDVALE AVE N |
| 7 | 431070 | 2938 | 10/18/11 | \$325,000 | \$322,000 | 1330 | 8 | 2003 | Avg | 1357 | N | N | 9239 B ASHWORTH AVE N |
| 7 | 873000 | 0170 | 1/26/10 | \$287,500 | \$262,000 | 1340 | 8 | 2009 | Avg | 1050 | N | N | 1224 N NORTHGATE WAY |
| 7 | 873000 | 0190 | 1/12/10 | \$287,500 | \$261,000 | 1340 | 8 | 2009 | Avg | 1050 | N | N | 1226 N NORTHGATE WAY |
| 7 | 873000 | 0230 | 12/29/09 | \$287,500 | \$261,000 | 1340 | 8 | 2009 | Avg | 1050 | N | N | 1236 N NORTHGATE WAY |
| 7 | 873000 | 0250 | 11/21/09 | \$287,500 | \$259,000 | 1340 | 8 | 2009 | Avg | 1050 | N | N | 1238 N NORTHGATE WAY |
| 7 | 431070 | 2888 | 5/28/09 | \$283,000 | \$249,000 | 1340 | 8 | 2005 | Avg | 1150 | N | N | 9211 B ASHWORTH AVE N |
| 7 | 435870 | 0101 | 1/25/11 | \$382,000 | \$361,000 | 1350 | 8 | 1995 | Avg | 7220 | N | N | 10743 DENSMORE AVE N |
| 7 | 099300 | 1537 | 6/8/10 | \$321,000 | \$297,000 | 1360 | 8 | 2004 | Avg | 1085 | N | N | 8546 A MIDVALE AVE N |
| 7 | 431070 | 1322 | 8/11/11 | \$245,900 | \$241,000 | 1360 | 8 | 2005 | Avg | 1184 | N | N | 1312 N 95TH ST |
| 7 | 099300 | 1469 | 5/9/11 | \$295,000 | \$286,000 | 1370 | 8 | 2004 | Avg | 1224 | N | N | 8545 A STONE AVE N |
| 7 | 431070 | 2837 | 10/13/10 | \$297,900 | \$281,000 | 1370 | 8 | 2007 | Avg | 1227 | N | N | 9210 A INTERLAKE AVE N |
| 7 | 431070 | 2847 | 12/14/11 | \$267,000 | \$266,000 | 1370 | 8 | 2007 | Avg | 1227 | N | N | 9206 B INTERLAKE AVE N |
| 7 | 099300 | 1526 | 6/15/11 | \$280,000 | \$273,000 | 1380 | 8 | 2004 | Avg | 1211 | N | N | 8542 A MIDVALE AVE N |
| 7 | 099300 | 2179 | 10/7/10 | \$250,000 | \$235,000 | 1380 | 8 | 2000 | Avg | 1547 | N | N | 1302 N 85TH ST |
| 7 | 099300 | 2175 | 4/7/11 | \$240,000 | \$232,000 | 1380 | 8 | 2000 | Avg | 1547 | N | N | 1308 N 85TH ST |
| 7 | 431070 | 3021 | 6/11/09 | \$339,000 | \$299,000 | 1390 | 8 | 2008 | Avg | 1194 | N | N | 9219 B INTERLAKE AVE N |
| 7 | 431070 | 3023 | 7/24/09 | \$339,000 | \$301,000 | 1390 | 8 | 2008 | Avg | 1196 | N | N | 9219 A INTERLAKE AVE N |
| 7 | 099300 | 1555 | 11/27/10 | \$347,700 | \$330,000 | 1400 | 8 | 2005 | Avg | 1207 | N | N | 1203 N 88TH ST |
| 7 | 431070 | 3025 | 10/5/09 | \$335,000 | \$300,000 | 1400 | 8 | 2008 | Avg | 1295 | N | N | 9209 B INTERLAKE AVE N |
| 7 | 431070 | 3027 | 7/15/09 | \$339,000 | \$301,000 | 1400 | 8 | 2008 | Avg | 1308 | N | N | 9209 B INTERLAKE AVE N |
| 7 | 099300 | 1556 | 4/2/10 | \$333,000 | \$306,000 | 1400 | 8 | 2005 | Avg | 1356 | N | N | 1205 N 88TH ST |
| 7 | 431070 | 1566 | 8/5/11 | \$350,000 | \$343,000 | 1410 | 8 | 2005 | Avg | 1183 | N | N | 9501 A ASHWORTH AVE N |
| 7 | 099300 | 2086 | 2/24/10 | \$316,000 | \$289,000 | 1410 | 8 | 2003 | Avg | 1221 | N | N | 8520 A MIDVALE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 7 | 099300 | 2096 | 5/26/09 | \$319,950 | \$282,000 | 1410 | 8 | 2003 | Avg | 1221 | N | N | 8526 A MIDVALE AVE N |
| 7 | 099300 | 2097 | 9/7/11 | \$310,500 | \$306,000 | 1410 | 8 | 2003 | Avg | 1234 | N | N | 8526 B MIDVALE AVE N |
| 7 | 431070 | 1586 | 5/18/11 | \$345,000 | \$335,000 | 1410 | 8 | 2005 | Avg | 1238 | N | N | 9513 A ASHWORTH AVE N |
| 7 | 431070 | 1578 | 7/16/10 | \$345,000 | \$321,000 | 1410 | 8 | 2005 | Avg | 1247 | N | N | 9509 A ASHWORTH AVE N |
| 7 | 099300 | 1333 | 8/20/10 | \$340,000 | \$318,000 | 1410 | 8 | 2005 | Avg | 1499 | N | N | 8539 B INTERLAKE AVE N |
| 7 | 099300 | 1445 | 9/7/11 | \$320,000 | \$315,000 | 1410 | 8 | 2001 | Avg | 1527 | N | N | 8531 STONE AVE N |
| 7 | 312604 | 9520 | 7/10/09 | \$345,000 | \$306,000 | 1420 | 8 | 2008 | Avg | 1725 | N | N | 9207 INTERLAKE AVE N |
| 7 | 617800 | 0032 | 12/9/09 | \$353,000 | \$319,000 | 1440 | 8 | 2006 | Avg | 1180 | N | N | 9214 B DENSMORE AVE N |
| 7 | 431070 | 2915 | 7/28/10 | \$340,000 | \$317,000 | 1450 | 8 | 2006 | Avg | 1203 | N | N | 9225 A ASHWORTH AVE N |
| 7 | 431070 | 3020 | 8/24/09 | \$339,000 | \$302,000 | 1450 | 8 | 2008 | Avg | 1216 | N | N | 9217 B INTERLAKE AVE N |
| 7 | 431070 | 3022 | 8/7/09 | \$339,000 | \$302,000 | 1450 | 8 | 2008 | Avg | 1296 | N | N | 9217 A INTERLAKE AVE N |
| 7 | 312604 | 9516 | 8/26/09 | \$339,000 | \$302,000 | 1470 | 8 | 2008 | Avg | 1418 | N | N | 9203 B INTERLAKE AVE N |
| 7 | 312604 | 9515 | 9/1/09 | \$339,000 | \$303,000 | 1470 | 8 | 2008 | Avg | 1436 | N | N | 9203 A INTERLAKE AVE N |
| 7 | 312604 | 9517 | 6/4/09 | \$339,000 | \$299,000 | 1470 | 8 | 2008 | Avg | 1614 | N | N | 9203 C INTERLAKE AVE N |
| 7 | 312604 | 9518 | 5/28/09 | \$339,000 | \$299,000 | 1470 | 8 | 2008 | Avg | 2153 | N | N | 9203 D INTERLAKE AVE N |
| 7 | 199720 | 0050 | 1/2/09 | \$590,000 | \$491,000 | 1480 | 8 | 2008 | Avg | 5196 | N | N | 8821 WALLINGFORD AVE N |
| 7 | 199720 | 0055 | 1/16/09 | \$579,000 | \$483,000 | 1480 | 8 | 2008 | Avg | 5196 | N | N | 8817 WALLINGFORD AVE N |
| 7 | 099300 | 0338 | 8/13/09 | \$362,950 | \$323,000 | 1500 | 8 | 2006 | Avg | 1346 | N | N | 8846 B MIDVALE AVE N |
| 7 | 099300 | 1402 | 11/28/11 | \$335,000 | \$333,000 | 1510 | 8 | 2005 | Avg | 1228 | N | N | 8544 STONE AVE N |
| 7 | 312604 | 9061 | 7/14/09 | \$371,400 | \$329,000 | 1510 | 8 | 2004 | Avg | 1280 | N | N | 9216 A STONE AVE N |
| 7 | 312604 | 9436 | 6/8/11 | \$339,900 | \$331,000 | 1510 | 8 | 2004 | Avg | 1296 | N | N | 9222 B STONE AVE N |
| 7 | 099300 | 2255 | 6/16/11 | \$315,000 | \$307,000 | 1520 | 8 | 2004 | Avg | 1310 | N | N | 8523 B INTERLAKE AVE N |
| 7 | 099300 | 1410 | 8/1/11 | \$327,000 | \$320,000 | 1530 | 8 | 2004 | Avg | 1228 | N | N | 8550 STONE AVE N |
| 7 | 099300 | 1414 | 4/23/10 | \$335,600 | \$309,000 | 1530 | 8 | 2004 | Avg | 1347 | N | N | 1313 N 88TH ST |
| 7 | 099300 | 2227 | 6/20/11 | \$304,500 | \$297,000 | 1550 | 8 | 2004 | Avg | 1470 | N | N | 8503 B INTERLAKE AVE N |
| 7 | 099300 | 2228 | 5/26/10 | \$312,000 | \$289,000 | 1550 | 8 | 2004 | Avg | 1676 | N | N | 8505 A INTERLAKE AVE N |
| 7 | 630000 | 0429 | 10/19/09 | \$304,000 | \$273,000 | 1560 | 8 | 2008 | Avg | 1005 | N | N | 10546 B MIDVALE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 7 | 099300 | 0227 | 1/13/11 | \$239,000 | \$228,000 | 1560 | 8 | 1993 | Avg | 1191 | N | N | 1305 N 90TH ST |
| 7 | 952410 | 0052 | 5/11/10 | \$335,000 | \$309,000 | 1560 | 8 | 2010 | Avg | 1541 | N | N | 1128 N 92ND ST |
| 7 | 431070 | 2858 | 11/20/09 | \$316,550 | \$286,000 | 1570 | 8 | 2008 | Avg | 1551 | N | N | 9202 B INTERLAKE AVE N |
| 7 | 431070 | 2859 | 8/11/09 | \$349,000 | \$311,000 | 1570 | 8 | 2008 | Avg | 1601 | N | N | 9202 C INTERLAKE AVE N |
| 7 | 431070 | 2857 | 10/26/09 | \$335,000 | \$301,000 | 1570 | 8 | 2008 | Avg | 1747 | N | N | 9202 A INTERLAKE AVE N |
| 7 | 431070 | 2860 | 5/15/09 | \$349,000 | \$307,000 | 1570 | 8 | 2008 | Avg | 1804 | N | N | 9202 D INTERLAKE AVE N |
| 7 | 630000 | 0426 | 10/1/09 | \$304,000 | \$272,000 | 1590 | 8 | 2008 | Avg | 1007 | N | N | 10544 B MIDVALE AVE N |
| 7 | 099300 | 1076 | 5/19/09 | \$387,500 | \$341,000 | 1590 | 8 | 2005 | Avg | 1412 | N | N | 8827 A INTERLAKE AVE N |
| 7 | 802170 | 1010 | 1/28/11 | \$480,000 | \$454,000 | 1590 | 8 | 1993 | Avg | 5412 | N | N | 2135 N 87TH ST |
| 7 | 630000 | 0425 | 8/18/09 | \$300,000 | \$267,000 | 1600 | 8 | 2008 | Avg | 1312 | N | N | 10544 C MIDVALE AVE N |
| 7 | 630000 | 0428 | 8/19/09 | \$305,000 | \$272,000 | 1600 | 8 | 2008 | Avg | 1319 | N | N | 10546 A MIDVALE AVE N |
| 7 | 431070 | 2856 | 5/15/09 | \$354,000 | \$311,000 | 1600 | 8 | 2008 | Avg | 1705 | N | N | 9204 B INTERLAKE AVE N |
| 7 | 431070 | 2855 | 5/26/09 | \$354,000 | \$312,000 | 1600 | 8 | 2008 | Avg | 1710 | N | N | 9204 A INTERLAKE AVE N |
| 7 | 431070 | 3026 | 6/19/09 | \$339,000 | \$300,000 | 1610 | 8 | 2008 | Avg | 1332 | N | N | 9215 A INTERLAKE AVE N |
| 7 | 431070 | 3024 | 5/14/09 | \$339,000 | \$298,000 | 1610 | 8 | 2008 | Avg | 1350 | N | N | 9215 B INTERLAKE AVE N |
| 7 | 099300 | 0971 | 1/4/10 | \$338,200 | \$307,000 | 1620 | 8 | 2009 | Avg | 1223 | N | N | 1312 N 88TH ST |
| 7 | 099300 | 0970 | 1/14/10 | \$345,000 | \$314,000 | 1620 | 8 | 2009 | Avg | 1286 | N | N | 1314 N 88TH ST |
| 7 | 199720 | 0070 | 2/27/10 | \$550,000 | \$491,000 | 1630 | 8 | 1916 | VGood | 7941 | N | N | 8803 WALLINGFORD AVE N |
| 7 | 312604 | 9519 | 7/9/09 | \$355,000 | \$315,000 | 1690 | 8 | 2008 | Avg | 1256 | N | N | 9205 INTERLAKE AVE N |
| 7 | 099300 | 0276 | 9/14/09 | \$402,000 | \$359,000 | 1690 | 8 | 2005 | Avg | 1960 | N | N | 8845 STONE AVE N |
| 7 | 312604 | 9467 | 5/18/09 | \$379,000 | \$334,000 | 1820 | 8 | 2008 | Avg | 1475 | Y | N | 9210 STONE AVE N |
| 7 | 312604 | 9514 | 7/23/09 | \$369,000 | \$328,000 | 1820 | 8 | 2008 | Avg | 1519 | N | N | 9201 INTERLAKE AVE N |
| 7 | 431070 | 0810 | 5/26/09 | \$350,000 | \$308,000 | 1870 | 8 | 2007 | Avg | 2250 | N | N | 9749 WOODLAWN AVE N |
| 7 | 431070 | 2861 | 10/4/10 | \$385,000 | \$362,000 | 1930 | 8 | 2008 | Avg | 1860 | N | N | 9200 A INTERLAKE AVE N |
| 7 | 431070 | 2861 | 6/1/09 | \$369,000 | \$325,000 | 1930 | 8 | 2008 | Avg | 1860 | N | N | 9200 A INTERLAKE AVE N |
| 7 | 431070 | 2862 | 4/28/09 | \$365,000 | \$320,000 | 1930 | 8 | 2008 | Avg | 1898 | N | N | 9200 B INTERLAKE AVE N |
| 7 | 191980 | 0360 | 2/24/11 | \$500,000 | \$475,000 | 1960 | 8 | 1936 | Good | 5781 | N | N | 9002 BURKE AVE N |

Improved Sales Used in this Physical Inspection Analysis
Area 6
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 7 | 322604 | 9493 | 5/11/11 | \$345,000 | \$332,000 | 2190 | 8 | 1968 | Avg | 7559 | N | N | 2305 N 92ND ST |
| 7 | 312604 | 9133 | 2/2/09 | \$640,000 | \$536,000 | 2680 | 8 | 2008 | Avg | 6367 | N | N | 10034 ASHWORTH AVE N |
| 7 | 312604 | 9460 | 7/14/09 | \$580,000 | \$499,000 | 2680 | 8 | 2008 | Avg | 6367 | N | N | 10038 ASHWORTH AVE N |
| 7 | 312604 | 9459 | 8/23/10 | \$580,400 | \$534,000 | 2830 | 8 | 2008 | Avg | 6449 | N | N | 10036 ASHWORTH AVE N |
| 7 | 802170 | 0490 | 8/17/09 | \$450,000 | \$389,000 | 1530 | 9 | 2009 | Avg | 2250 | N | N | 2109 N 89TH ST |
| 7 | 802170 | 0495 | 11/25/09 | \$465,950 | \$410,000 | 1560 | 9 | 2009 | Avg | 2250 | N | N | 2105 N 89TH ST |
| 7 | 304770 | 0183 | 10/24/09 | \$522,000 | \$457,000 | 1670 | 9 | 2009 | Avg | 2850 | N | N | 8617 CAROLINE AVE N |
| 7 | 312604 | 9048 | 1/21/11 | \$511,500 | \$483,000 | 1820 | 9 | 2002 | Avg | 6119 | N | N | 9232 WALLINGFORD AVE N |
| 7 | 435870 | 0050 | 12/15/11 | \$350,000 | \$349,000 | 2600 | 9 | 1977 | Avg | 9500 | N | N | 10525 DENSMORE AVE N |
| 7 | 431070 | 0550 | 9/1/09 | \$550,000 | \$477,000 | 2840 | 9 | 2008 | Avg | 5000 | N | N | 9729 DENSMORE AVE N |
| 7 | 191980 | 0156 | 1/19/10 | \$615,000 | \$546,000 | 2410 | 10 | 1928 | VGood | 6710 | N | N | 9019 BURKE AVE N |
| 7 | 099300 | 2303 | 4/20/10 | \$695,000 | \$626,000 | 2440 | 10 | 2004 | Avg | 4205 | N | N | 8519 ASHWORTH AVE N |
| 7 | 199720 | 0120 | 9/23/11 | \$865,000 | \$851,000 | 2610 | 10 | 2006 | Avg | 5196 | N | N | 8834 DENSMORE AVE N |
| 7 | 312604 | 9220 | 2/12/09 | \$686,000 | \$575,000 | 2810 | 10 | 2008 | Avg | 3836 | N | N | 8527 CAROLINE AVE N |
| 7 | 312604 | 9472 | 8/16/10 | \$685,000 | \$630,000 | 2920 | 10 | 2008 | Avg | 5010 | N | N | 8529 CAROLINE AVE N |

**Improved Sales Removed in this Physical Inspection Analysis
Area 6
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 2 | 147320 | 0020 | 4/6/11 | \$190,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0020 | 4/6/11 | \$60,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0030 | 7/12/10 | \$203,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0030 | 7/12/10 | \$57,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0100 | 10/15/09 | \$170,950 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0100 | 10/15/09 | \$109,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0110 | 1/27/11 | \$215,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 147320 | 0110 | 1/27/11 | \$45,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 178760 | 0208 | 11/3/11 | \$305,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 178760 | 0291 | 6/20/10 | \$226,000 | NON-REPRESENTATIVE SALE |
| 2 | 192604 | 9284 | 9/20/10 | \$395,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 614970 | 0140 | 9/15/09 | \$96,350 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 614970 | 0254 | 10/11/11 | \$300,000 | NON-REPRESENTATIVE SALE |
| 2 | 615020 | 0225 | 7/27/10 | \$200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 615020 | 0529 | 5/5/10 | \$95,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 615070 | 0190 | 11/4/11 | \$85,800 | AUCTION SALE |
| 2 | 615070 | 0229 | 10/11/10 | \$215,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 615070 | 0403 | 7/15/09 | \$114,605 | QUIT CLAIM DEED |
| 2 | 641460 | 0046 | 9/25/09 | \$339,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 641460 | 0112 | 6/13/11 | \$150,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 641460 | 0120 | 7/26/11 | \$50,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 641460 | 0190 | 5/25/10 | \$416,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 641460 | 0313 | 11/18/09 | \$289,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 645030 | 4280 | 9/9/09 | \$300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 645030 | 4495 | 1/16/09 | \$111,882 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 645030 | 4725 | 7/23/09 | \$163,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 645030 | 4745 | 4/18/11 | \$199,819 | MULTI-PARCEL SALE |
| 2 | 645030 | 4745 | 7/11/11 | \$158,000 | MULTI-PARCEL SALE |
| 2 | 645030 | 4746 | 4/18/11 | \$199,819 | MULTI-PARCEL SALE |
| 2 | 645030 | 4746 | 7/11/11 | \$158,000 | MULTI-PARCEL SALE |
| 2 | 645030 | 4747 | 4/18/11 | \$199,819 | MULTI-PARCEL SALE |
| 2 | 645030 | 4747 | 7/11/11 | \$158,000 | MULTI-PARCEL SALE |
| 3 | 178760 | 0138 | 5/7/09 | \$320,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 178760 | 0146 | 10/28/09 | \$305,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 178760 | 0225 | 2/17/11 | \$200,000 | FINANCIAL INSTITUTION RESALE |
| 3 | 178760 | 0245 | 6/28/10 | \$278,650 | NO MARKET EXPOSURE |
| 3 | 202604 | 9079 | 8/23/10 | \$295,000 | SEGREGATION AND/OR MERGER SINCE SALE |
| 3 | 202604 | 9128 | 2/12/10 | \$250,000 | NO MARKET EXPOSURE |
| 3 | 283210 | 0250 | 2/8/11 | \$230,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 283210 | 0695 | 11/2/09 | \$410,000 | NO MARKET EXPOSURE |

**Improved Sales Removed in this Physical Inspection Analysis
Area 6
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 3 | 283210 | 0810 | 8/4/11 | \$260,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 615070 | 0138 | 10/28/10 | \$199,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 641510 | 0092 | 11/8/11 | \$224,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 641510 | 0250 | 4/6/11 | \$153,000 | NON-REPRESENTATIVE SALE |
| 3 | 641510 | 0251 | 6/11/10 | \$340,000 | QUIT CLAIM DEED |
| 3 | 641510 | 0251 | 6/11/10 | \$340,000 | QUIT CLAIM DEED |
| 3 | 641510 | 0324 | 9/23/09 | \$223,984 | QUIT CLAIM DEED |
| 3 | 641510 | 0324 | 5/17/11 | \$422,500 | RELOCATION - SALE TO SERVICE |
| 3 | 645030 | 0970 | 1/8/09 | \$235,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 645030 | 1050 | 4/7/10 | \$4,925 | EASEMENT OR RIGHT-OF-WAY |
| 3 | 645030 | 1095 | 2/9/09 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 645030 | 1125 | 1/11/11 | \$50,000 | CORRECTION DEED |
| 3 | 645030 | 1175 | 1/21/11 | \$140,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 645030 | 1250 | 10/28/11 | \$185,000 | NON-REPRESENTATIVE SALE |
| 3 | 645030 | 1470 | 7/5/11 | \$300,000 | NON-REPRESENTATIVE SALE |
| 3 | 645030 | 1700 | 8/17/10 | \$229,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 645030 | 1786 | 5/13/09 | \$300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 645030 | 1915 | 10/25/10 | \$75,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 645030 | 1990 | 8/29/11 | \$170,000 | NON-REPRESENTATIVE SALE |
| 3 | 645030 | 2715 | 1/7/10 | \$200,000 | NON-REPRESENTATIVE SALE |
| 3 | 645030 | 3790 | 12/28/11 | \$85,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 303420 | 0055 | 5/20/11 | \$300,000 | NON-REPRESENTATIVE SALE |
| 5 | 303420 | 0201 | 4/20/09 | \$185,208 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 303420 | 0297 | 9/30/11 | \$300,000 | NO MARKET EXPOSURE |
| 5 | 303420 | 0443 | 5/14/09 | \$169,227 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 303420 | 0687 | 9/14/10 | \$134,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 303420 | 0725 | 7/12/11 | \$765,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 303420 | 0910 | 12/10/10 | \$273,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 303420 | 0955 | 3/2/11 | \$163,000 | FORCED SALE |
| 5 | 438320 | 0015 | 10/6/11 | \$300,000 | NEW CONSTRUCTION DOLLARS>0 |
| 5 | 446840 | 0290 | 11/23/11 | \$240,000 | FINANCIAL INSTITUTION RESALE |
| 5 | 631040 | 0020 | 6/29/11 | \$239,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 631040 | 0030 | 4/1/11 | \$276,250 | FORCED SALE |
| 5 | 631040 | 0030 | 4/1/11 | \$260,000 | FORCED SALE |
| 5 | 641160 | 0096 | 5/4/11 | \$242,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 641160 | 0275 | 9/16/10 | \$245,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 641160 | 0292 | 5/12/09 | \$354,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 641260 | 0007 | 3/1/10 | \$366,942 | EXEMPT FROM EXCISE TAX |
| 5 | 641260 | 0007 | 12/7/10 | \$264,000 | FINANCIAL INSTITUTION RESALE |
| 5 | 678120 | 0005 | 4/22/10 | \$330,000 | TEAR DOWN SALE |

**Improved Sales Removed in this Physical Inspection Analysis
Area 6
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 7 | 099300 | 0228 | 6/1/10 | \$120,000 | QUIT CLAIM DEED |
| 7 | 099300 | 0956 | 10/20/09 | \$275,000 | NO MARKET EXPOSURE |
| 7 | 099300 | 1438 | 2/16/10 | \$40,000 | FINANCIAL INSTITUTION RESALE |
| 7 | 099300 | 1438 | 11/30/09 | \$110,000 | EXEMPT FROM EXCISE TAX |
| 7 | 099300 | 1505 | 3/24/11 | \$212,500 | NON-REPRESENTATIVE SALE |
| 7 | 099300 | 2190 | 10/20/10 | \$330,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 295790 | 0110 | 6/30/09 | \$240,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 295790 | 0110 | 10/8/09 | \$399,950 | NEW CONSTRUCTION DOLLARS>0 |
| 7 | 312604 | 9176 | 3/10/11 | \$360,000 | NON-REPRESENTATIVE SALE |
| 7 | 312604 | 9222 | 5/18/11 | \$126,249 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 312604 | 9239 | 5/1/09 | \$335,000 | NO MARKET EXPOSURE |
| 7 | 312604 | 9281 | 4/3/09 | \$441,750 | RELOCATION - SALE TO SERVICE |
| 7 | 312604 | 9295 | 5/12/09 | \$37,500 | SEGREGATION AND/OR MERGER SINCE SALE |
| 7 | 312604 | 9319 | 4/6/10 | \$54,600 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 312604 | 9339 | 4/6/09 | \$207,122 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 312604 | 9363 | 6/7/10 | \$390,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 312604 | 9363 | 4/28/10 | \$390,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 312604 | 9490 | 5/12/09 | \$37,500 | SEGREGATION AND/OR MERGER SINCE SALE |
| 7 | 322604 | 9559 | 9/18/09 | \$482,796 | EXEMPT FROM EXCISE TAX |
| 7 | 322604 | 9559 | 4/20/09 | \$482,796 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 7 | 391200 | 0020 | 3/10/09 | \$470,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 431070 | 0140 | 9/29/11 | \$405,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 431070 | 0210 | 4/19/10 | \$365,000 | NO MARKET EXPOSURE |
| 7 | 431070 | 0235 | 11/23/09 | \$145,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 431070 | 0410 | 11/3/11 | \$384,500 | NO MARKET EXPOSURE |
| 7 | 431070 | 1421 | 11/8/11 | \$244,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 7 | 431070 | 1455 | 4/1/09 | \$300,000 | NO MARKET EXPOSURE |
| 7 | 431070 | 2847 | 11/21/11 | \$274,500 | EXEMPT FROM EXCISE TAX |
| 7 | 431070 | 2878 | 5/26/11 | \$200,000 | NO MARKET EXPOSURE |
| 7 | 431070 | 2888 | 2/13/09 | \$200,000 | EXEMPT FROM EXCISE TAX |
| 7 | 546430 | 0010 | 5/11/11 | \$250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 630000 | 0246 | 5/26/11 | \$265,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 630000 | 0350 | 7/6/11 | \$137,563 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 630000 | 0678 | 1/26/11 | \$124,000 | FINANCIAL INSTITUTION RESALE |
| 7 | 630050 | 0170 | 6/1/11 | \$170,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 7 | 630050 | 0175 | 8/1/11 | \$150,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 630050 | 0250 | 3/28/11 | \$174,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 7 | 630050 | 0350 | 12/5/11 | \$250,656 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 7 | 630050 | 0445 | 2/26/09 | \$142,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 7 | 630050 | 0462 | 2/14/11 | \$239,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |

**Improved Sales Removed in this Physical Inspection Analysis
Area 6
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 7 | 630050 | 0465 | 3/19/10 | \$340,000 | SEGREGATION AND/OR MERGER SINCE SALE |
| 7 | 630050 | 0710 | 9/25/09 | \$312,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 802170 | 0480 | 4/14/10 | \$380,000 | NO MARKET EXPOSURE |
| 7 | 802170 | 0485 | 9/21/09 | \$550,000 | NO MARKET EXPOSURE |
| 7 | 802170 | 0840 | 4/16/10 | \$75,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 802170 | 1185 | 1/13/10 | \$105,416 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 912910 | 0040 | 6/15/09 | \$400,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 7 | 926720 | 0217 | 10/5/10 | \$341,500 | NO MARKET EXPOSURE |

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 92.3%. 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 -5.3%. 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.