

Residential Revalue

2012 Assessment Roll

Maple Leaf/Northgate

Area 7

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

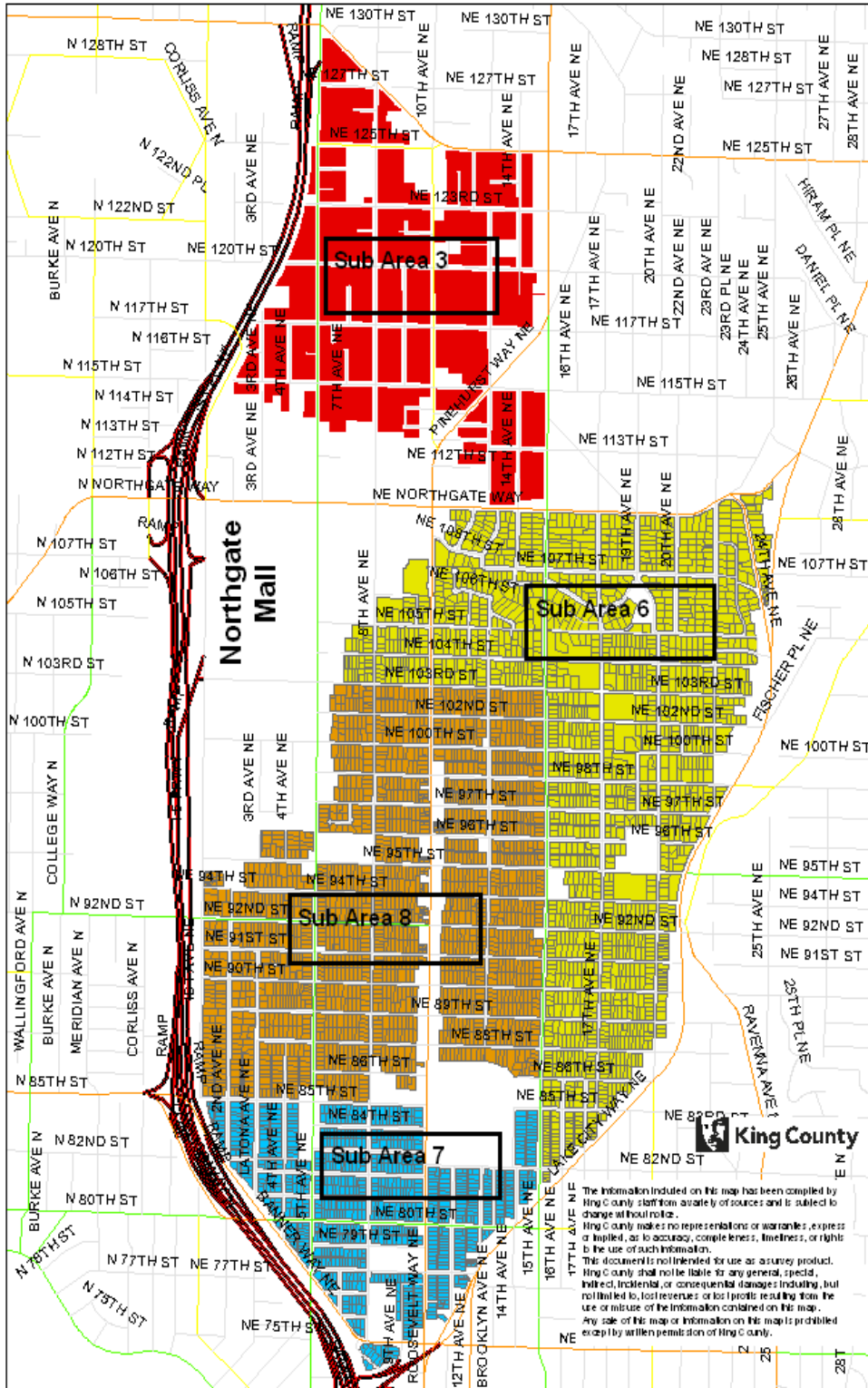
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 7

Sub Areas



Maple Leaf / Northgate

Housing



Grade 5/ Year Built 1939/ Total Living Area 520



Grade 6/ Year Built 1943 / Total Living Area 770



Grade 7/ Year Built 1926/ Total Living Area 1860



Grade 8/ Year Built 1951 / Total Living Area 2110



Grade 9/ Year Built 2008/ Total Living Area 4110



Grade 10/ Year Built 2008/ Total Living Area 3680

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Maple Leaf- Northgate / 7

Number of Improved Sales: 401

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	\$161,800	\$194,200	\$356,000			
2012 Value	\$161,800	\$194,200	\$356,000	\$383,700	92.8%	8.63%
Change	+\$0	+\$0	+\$0			
% Change	+0.0%	+0.0%	+0.0%			

*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	\$170,000	\$173,900	\$343,900
2012 Value	\$170,000	\$173,900	\$343,900
Percent Change	+0.0%	+0.0%	+0.0%

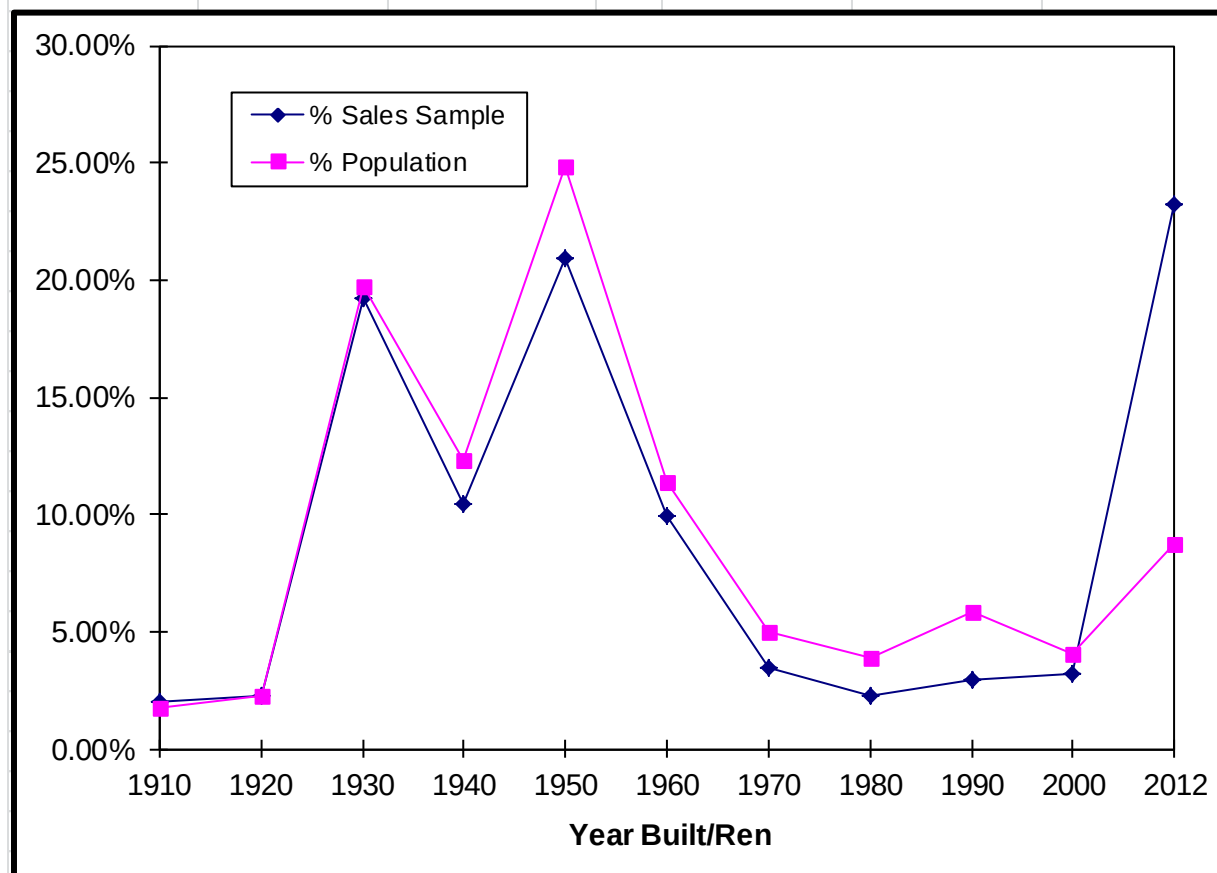
Number of one to three unit residences in the population: 5155

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

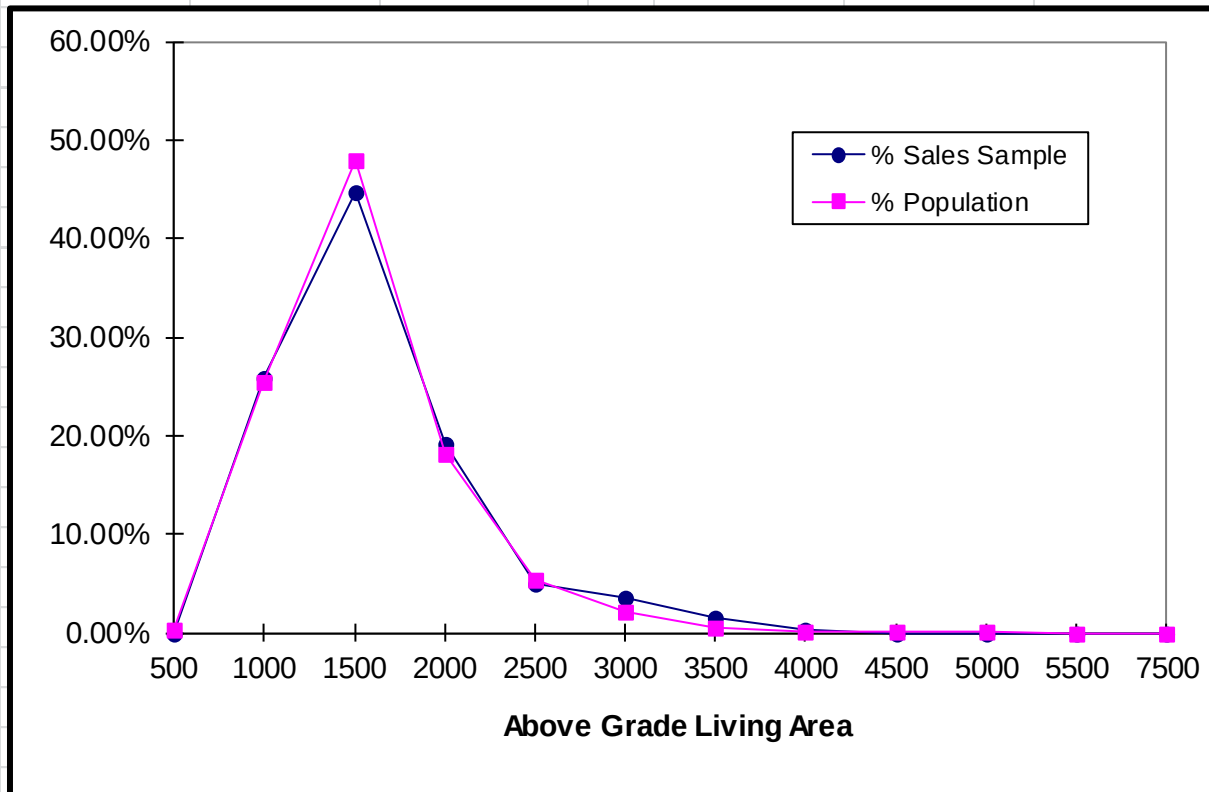
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	8	2.00%	1910	91	1.77%
1920	9	2.24%	1920	119	2.31%
1930	77	19.20%	1930	1017	19.73%
1940	42	10.47%	1940	636	12.34%
1950	84	20.95%	1950	1283	24.89%
1960	40	9.98%	1960	586	11.37%
1970	14	3.49%	1970	259	5.02%
1980	9	2.24%	1980	199	3.86%
1990	12	2.99%	1990	302	5.86%
2000	13	3.24%	2000	210	4.07%
2012	93	23.19%	2012	453	8.79%
	401			5155	



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

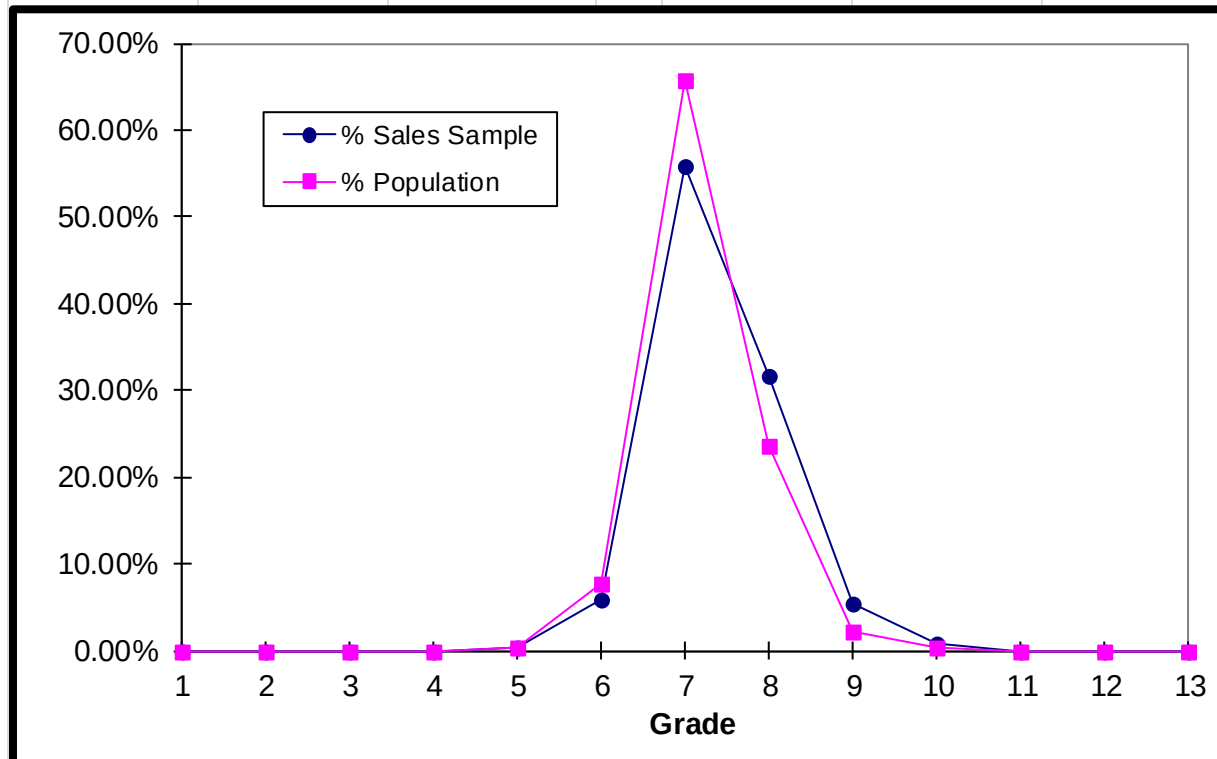
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	15	0.29%
1000	104	25.94%	1000	1307	25.35%
1500	179	44.64%	1500	2469	47.90%
2000	77	19.20%	2000	935	18.14%
2500	20	4.99%	2500	281	5.45%
3000	14	3.49%	3000	112	2.17%
3500	6	1.50%	3500	25	0.48%
4000	1	0.25%	4000	6	0.12%
4500	0	0.00%	4500	2	0.04%
5000	0	0.00%	5000	3	0.06%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	401			5155	



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				Population		
Grade	Frequency	% Sales Sample		Grade	Frequency	% Population
1	0	0.00%		1	0	0.00%
2	0	0.00%		2	0	0.00%
3	0	0.00%		3	0	0.00%
4	0	0.00%		4	0	0.00%
5	1	0.25%		5	20	0.39%
6	24	5.99%		6	398	7.72%
7	224	55.86%		7	3392	65.80%
8	127	31.67%		8	1221	23.69%
9	22	5.49%		9	107	2.08%
10	3	0.75%		10	17	0.33%
11	0	0.00%		11	0	0.00%
12	0	0.00%		12	0	0.00%
13	0	0.00%		13	0	0.00%
	401				5155	



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

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 401 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 92.8%. 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 0.0%. This no change is due partly to market changes over time and the previous assessment levels.

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

Area 7 Adjustments										
2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below										
Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.										
Standard Area Adjustment										
% Adjustment		0.00%								
Comments : No adjustments required.										

Area 7 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.932, resulting in an adjusted value of \$489,000 ($\$525,000 \times .932 = \$489,000$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.916	-8.4%
2/1/2009	0.918	-8.2%
3/1/2009	0.921	-7.9%
4/1/2009	0.923	-7.7%
5/1/2009	0.925	-7.5%
6/1/2009	0.928	-7.2%
7/1/2009	0.930	-7.0%
8/1/2009	0.932	-6.8%
9/1/2009	0.935	-6.5%
10/1/2009	0.937	-6.3%
11/1/2009	0.939	-6.1%
12/1/2009	0.942	-5.8%
1/1/2010	0.944	-5.6%
2/1/2010	0.946	-5.4%
3/1/2010	0.949	-5.1%
4/1/2010	0.951	-4.9%
5/1/2010	0.953	-4.7%
6/1/2010	0.956	-4.4%
7/1/2010	0.958	-4.2%
8/1/2010	0.960	-4.0%
9/1/2010	0.963	-3.7%
10/1/2010	0.965	-3.5%
11/1/2010	0.967	-3.3%
12/1/2010	0.970	-3.0%
1/1/2011	0.972	-2.8%
2/1/2011	0.974	-2.6%
3/1/2011	0.977	-2.3%
4/1/2011	0.979	-2.1%
5/1/2011	0.981	-1.9%
6/1/2011	0.984	-1.6%
7/1/2011	0.986	-1.4%
8/1/2011	0.988	-1.2%
9/1/2011	0.991	-0.9%
10/1/2011	0.993	-0.7%
11/1/2011	0.995	-0.5%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	204450	0212	7/7/09	\$285,000	\$265,000	730	6	1945	Good	6217	N	N	11745 14TH AVE NE
003	156010	0090	7/14/09	\$292,000	\$272,000	800	6	1943	Avg	6900	N	N	11326 14TH AVE NE
003	641310	0130	2/10/09	\$300,000	\$276,000	810	6	1950	VGood	9422	N	N	11521 9TH AVE NE
003	204450	0232	10/29/10	\$271,000	\$262,000	820	6	1943	Avg	7200	N	N	11726 12TH AVE NE
003	082000	0090	4/27/09	\$248,000	\$229,000	880	6	1937	Avg	7800	N	N	1430 NE 120TH ST
003	292604	9227	12/28/10	\$285,000	\$277,000	980	6	1947	Avg	8160	N	N	11329 5TH AVE NE
003	156010	0065	2/1/10	\$296,700	\$281,000	870	7	1943	Avg	6987	N	N	11302 14TH AVE NE
003	260520	0005	8/9/11	\$182,500	\$180,000	910	7	1949	Avg	7018	N	N	12355 11TH AVE NE
003	641360	0056	7/21/11	\$270,000	\$267,000	920	7	1950	Avg	7560	N	N	12009 8TH AVE NE
003	543330	0075	6/22/10	\$290,300	\$278,000	940	7	1949	Avg	8220	N	N	11030 14TH AVE NE
003	204450	0152	10/4/09	\$399,950	\$375,000	960	7	1954	Good	6000	N	N	11549 12TH AVE NE
003	641360	0338	10/6/11	\$198,000	\$197,000	990	7	1947	Avg	6240	N	N	522 NE 123RD ST
003	572450	0006	2/24/09	\$288,000	\$265,000	1040	7	1947	Avg	6750	N	N	11410 ROOSEVELT WAY NE
003	271160	0005	3/23/09	\$319,999	\$295,000	1050	7	1951	Avg	6710	N	N	1036 NE 114TH ST
003	156010	0010	3/24/10	\$304,500	\$289,000	1060	7	1942	Good	6900	N	N	11353 15TH AVE NE
003	641410	0732	7/18/11	\$205,900	\$203,000	1150	7	1951	Avg	7552	N	N	502 NE 127TH ST
003	641410	0055	9/25/09	\$457,500	\$428,000	1150	7	2002	Avg	7228	N	N	536 NE 125TH ST
003	292604	9292	3/13/09	\$282,000	\$260,000	1150	7	1950	Avg	6300	N	N	1200 NE 123RD ST
003	641360	0079	6/7/11	\$350,500	\$345,000	1200	7	1963	Avg	7680	N	N	12037 8TH AVE NE
003	641160	0463	4/1/09	\$336,300	\$310,000	1200	7	1958	Good	12115	N	N	11721 5TH AVE NE
003	641410	0724	9/18/09	\$285,000	\$267,000	1250	7	1991	Avg	7288	N	N	12731 ROOSEVELT WAY NE
003	950990	0005	10/14/11	\$290,000	\$288,000	1250	7	1958	Avg	5827	N	N	500 NE 124TH ST
003	204450	0131	8/21/09	\$385,000	\$360,000	1270	7	1988	Avg	7466	N	N	11529 B 12TH AVE NE
003	641160	0428	5/4/09	\$275,000	\$255,000	1270	7	1989	Avg	10228	N	N	327 NE 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	292604	9556	8/12/11	\$305,000	\$302,000	1330	7	2003	Avg	1687	N	N	1229 NE 124TH ST
003	641410	0073	3/1/10	\$349,000	\$331,000	1400	7	1954	Avg	7600	N	N	549 NE 126TH ST
003	641310	0232	3/25/10	\$360,000	\$342,000	1440	7	1952	VGood	7200	N	N	11715 7TH AVE NE
003	641310	0222	4/9/10	\$360,000	\$343,000	1470	7	1940	Avg	9215	N	N	518 NE 117TH ST
003	232530	0074	4/1/10	\$335,000	\$319,000	1770	7	2008	Avg	1927	N	N	12339 A 10TH PL NE
003	641160	0208	4/10/10	\$375,000	\$357,000	1830	7	1968	Good	5885	N	N	11525 5TH AVE NE
003	204450	0175	10/1/09	\$385,000	\$361,000	1910	7	1995	Avg	13091	N	N	11735 12TH AVE NE
003	204450	0130	9/23/09	\$380,000	\$356,000	3420	7	1988	Avg	9489	N	N	11529 A 12TH AVE NE
003	292604	9047	8/21/09	\$400,000	\$374,000	1310	8	1950	Avg	21402	N	N	11316 5TH AVE NE
003	292604	9614	9/1/09	\$342,500	\$320,000	1314	8	2009	Avg	1036	N	N	12036 B ROOSEVELT WAY NE
003	292604	9613	6/4/09	\$349,888	\$325,000	1334	8	2009	Avg	1412	N	N	12036 C ROOSEVELT WAY NE
003	292604	9615	6/16/09	\$344,955	\$320,000	1334	8	2009	Avg	1437	N	N	12036 A ROOSEVELT WAY NE
003	573050	0021	2/1/11	\$315,000	\$307,000	1350	8	2010	Avg	1557	N	N	12337 14TH AVE NE
003	573050	0020	2/23/11	\$312,500	\$305,000	1350	8	2010	Avg	1530	N	N	12341 14TH AVE NE
003	292604	9558	8/1/11	\$275,000	\$272,000	1381	8	2007	Avg	1104	N	N	11318 E 8TH AVE NE
003	292604	9559	12/30/11	\$250,000	\$250,000	1381	8	2007	Avg	1104	N	N	11318 D 8TH AVE NE
003	232530	0046	5/20/10	\$281,950	\$269,000	1410	8	2006	Avg	1027	N	N	12325 C 10TH PL NE
003	232530	0015	7/15/11	\$279,000	\$275,000	1410	8	2006	Avg	1030	N	N	12303 B 10TH PL NE
003	232530	0035	9/27/11	\$265,000	\$263,000	1410	8	2006	Avg	1031	N	N	12315 B 10TH PL NE
003	641360	0267	6/3/10	\$285,000	\$272,000	1420	8	1961	Avg	8300	N	N	12330 8TH AVE NE
003	292604	9604	3/24/10	\$315,000	\$299,000	1459	8	2008	Avg	1492	N	N	1023 A NE 125TH ST
003	292604	9611	10/22/09	\$315,000	\$296,000	1520	8	2009	Avg	889	N	N	12038 B ROOSEVELT WAY NE
003	292604	9429	6/25/09	\$330,000	\$307,000	1584	8	2009	Avg	1167	N	N	12038 C ROOSEVELT WAY NE
003	573050	0015	5/28/09	\$365,000	\$338,000	1674	8	2009	Avg	1633	N	N	12347 14TH AVE NE
003	573050	0016	5/4/09	\$358,490	\$332,000	1674	8	2009	Avg	1662	N	N	12343 14TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	573050	0017	7/15/09	\$352,500	\$328,000	1704	8	2009	Avg	1637	N	N	12345 A 14TH AVE NE
003	641360	0345	8/18/11	\$370,000	\$366,000	1710	8	1946	Avg	6631	N	N	12316 5TH AVE NE
003	573050	0018	7/27/09	\$346,500	\$323,000	1754	8	2009	Avg	1665	N	N	12345 B 14TH AVE NE
003	232530	0075	6/17/09	\$350,000	\$325,000	1770	8	2008	Avg	1353	N	N	12339 B 10TH PL NE
003	573050	0023	2/7/11	\$349,950	\$341,000	1860	8	2010	Avg	1770	N	N	12345 14TH AVE NE
003	573050	0022	12/23/10	\$340,000	\$330,000	1860	8	2010	Avg	1740	N	N	12339 A 14TH AVE NE
003	641310	0352	1/6/09	\$332,500	\$305,000	1880	8	1955	Good	6000	N	N	11751 9TH AVE NE
003	292604	9554	10/8/10	\$489,000	\$472,000	2320	9	2002	Avg	7202	N	N	533 NE 115TH ST
003	204450	0199	12/5/11	\$510,000	\$509,000	2806	9	2005	Avg	7020	N	N	11751 12TH AVE NE
006	510140	5815	8/5/09	\$226,000	\$211,000	650	6	1926	Avg	6090	N	N	2148 NE 100TH ST
006	802420	2370	7/21/09	\$232,000	\$216,000	700	6	1944	Fair	4957	N	N	1802 NE 96TH ST
006	802420	2371	11/20/09	\$256,500	\$241,000	700	6	1944	Avg	5200	N	N	1729 NE 97TH ST
006	510140	4077	4/20/11	\$325,000	\$319,000	800	6	1944	Avg	6380	N	N	1530 NE 92ND ST
006	890200	0295	6/30/09	\$210,000	\$195,000	810	6	1937	Fair	11000	Y	N	2429 NE NORTHGATE WAY
006	510140	0934	12/6/10	\$249,360	\$242,000	810	6	1958	Avg	4368	N	N	8608 15TH AVE NE
006	510140	8435	8/20/10	\$331,000	\$318,000	830	6	1938	Avg	10730	N	N	536 NE 104TH ST
006	890100	0230	5/28/10	\$405,000	\$387,000	720	7	2007	Avg	11775	N	N	1533 NE NORTHGATE WAY
006	890100	0140	2/13/09	\$318,000	\$292,000	720	7	1938	Avg	9000	N	N	1535 NE 107TH ST
006	510140	7300	8/24/09	\$300,000	\$280,000	750	7	1948	Avg	6380	N	N	1748 NE 103RD ST
006	890100	0095	8/13/09	\$270,000	\$252,000	750	7	1941	Avg	14500	N	N	1509 NE 106TH ST
006	326530	0320	9/21/09	\$385,950	\$361,000	780	7	1941	Avg	5460	N	N	9719 20TH AVE NE
006	510140	2392	9/17/09	\$425,000	\$398,000	800	7	1943	Good	9570	N	N	1743 NE 91ST ST
006	510140	4121	3/18/11	\$270,000	\$264,000	820	7	1948	Avg	5376	N	N	9201 17TH AVE NE
006	116000	0190	8/14/09	\$400,000	\$373,000	830	7	1947	Good	7714	N	N	10829 12TH AVE NE
006	116000	0180	5/18/09	\$370,950	\$344,000	830	7	1947	Avg	7200	N	N	10819 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	802420	2175	2/20/09	\$347,500	\$320,000	830	7	1941	Avg	5080	N	N	1536 NE 95TH ST
006	890100	0290	3/29/10	\$310,000	\$295,000	840	7	1938	Avg	5100	N	N	1534 NE 107TH ST
006	510040	0295	5/8/10	\$389,900	\$372,000	850	7	1940	Avg	5040	Y	N	8508 17TH AVE NE
006	510140	8595	4/20/10	\$305,000	\$290,000	860	7	1954	Avg	5431	N	N	10401 12TH AVE NE
006	510140	1816	6/9/09	\$455,000	\$422,000	880	7	1928	Good	5410	N	N	8807 17TH AVE NE
006	116000	0260	12/19/11	\$295,000	\$295,000	880	7	1947	Good	7936	N	N	10816 12TH AVE NE
006	510140	2617	1/25/10	\$326,000	\$308,000	900	7	1947	Avg	4926	Y	N	9100 15TH AVE NE
006	510140	7230	1/25/11	\$345,000	\$336,000	910	7	1950	Avg	7260	N	N	1721 NE 104TH ST
006	510140	5613	6/11/10	\$403,000	\$385,000	920	7	1954	Good	8555	N	N	1546 NE 100TH ST
006	510140	7020	11/3/10	\$375,000	\$363,000	930	7	1946	Avg	7804	N	N	10219 23RD AVE NE
006	510140	0955	9/20/10	\$379,950	\$366,000	930	7	1941	Avg	6380	N	N	1519 NE 88TH ST
006	510140	2234	9/17/09	\$424,000	\$397,000	950	7	1941	Good	6380	N	N	1716 NE 89TH ST
006	510140	2649	12/7/09	\$310,000	\$292,000	950	7	1950	Avg	8064	Y	N	9119 17TH AVE NE
006	510140	7860	11/30/10	\$327,000	\$317,000	950	7	1946	Avg	7763	N	N	1752 NE 104TH ST
006	147220	0130	9/20/10	\$355,000	\$342,000	960	7	1978	Avg	6240	N	N	10606 ROOSEVELT WAY NE
006	510140	4047	5/23/11	\$375,000	\$369,000	980	7	1940	Avg	5350	N	N	9222 15TH AVE NE
006	741120	0090	3/25/10	\$430,000	\$409,000	980	7	1926	Avg	3699	N	N	8508 15TH AVE NE
006	510140	0985	7/29/11	\$439,000	\$434,000	980	7	1942	Good	6380	N	N	1541 NE 88TH ST
006	890150	0041	11/29/10	\$296,500	\$287,000	980	7	1947	Avg	7081	N	N	1720 NE 106TH ST
006	510140	4056	4/27/10	\$360,000	\$343,000	1000	7	1941	Avg	8120	N	N	1515 NE 94TH ST
006	802420	1590	4/21/10	\$335,000	\$319,000	1020	7	1953	Avg	7535	N	N	1539 NE 100TH ST
006	510140	2232	5/11/10	\$450,000	\$429,000	1040	7	1941	Good	6380	N	N	1720 NE 89TH ST
006	510140	5945	6/26/09	\$389,000	\$362,000	1050	7	1947	Good	6930	N	N	2316 NE 102ND ST
006	292604	9041	2/19/10	\$339,000	\$321,000	1080	7	1954	Avg	6840	N	N	900 NE 105TH ST
006	890200	0063	9/14/09	\$307,000	\$287,000	1080	7	1953	Good	7643	Y	N	10508 VICTORY LN NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	802420	2260	8/3/11	\$334,000	\$330,000	1090	7	1954	Avg	7660	N	N	1715 NE 96TH ST
006	510140	8465	12/21/11	\$327,000	\$327,000	1100	7	1962	Avg	6380	N	N	540 NE 104TH ST
006	288770	0441	12/10/10	\$435,000	\$422,000	1110	7	1927	Avg	4750	N	N	8251 17TH AVE NE
006	510140	7350	10/5/09	\$356,000	\$334,000	1120	7	1946	Avg	8661	N	N	10314 20TH AVE NE
006	510140	5580	10/31/11	\$349,000	\$347,000	1160	7	1940	Avg	8700	N	N	1514 NE 100TH ST
006	147220	0025	9/2/10	\$414,000	\$399,000	1160	7	1956	Good	6298	N	N	10530 11TH AVE NE
006	510140	4425	6/23/09	\$379,000	\$352,000	1170	7	1957	Avg	7280	N	N	9411 20TH AVE NE
006	890100	0840	6/24/10	\$395,000	\$378,000	1180	7	1939	Avg	7500	N	N	1925 NE 107TH ST
006	510140	4059	6/2/10	\$392,000	\$375,000	1180	7	1944	Good	6380	N	N	1522 NE 92ND ST
006	802420	2170	5/26/11	\$367,000	\$361,000	1210	7	1929	Avg	6183	N	N	1548 NE 95TH ST
006	116000	0135	12/8/09	\$350,000	\$330,000	1220	7	1949	Avg	6700	N	N	10838 11TH AVE NE
006	116000	0185	10/30/09	\$415,000	\$390,000	1270	7	1947	Avg	7800	N	N	10823 12TH AVE NE
006	510140	2629	9/4/09	\$389,000	\$364,000	1280	7	1947	Avg	7105	Y	N	1529 NE 92ND ST
006	510140	4923	4/24/09	\$450,000	\$416,000	1300	7	1943	VGood	5060	N	N	2035 NE 96TH ST
006	864150	0027	6/23/10	\$296,000	\$283,000	1300	7	1992	Avg	3120	N	N	9114 20TH AVE NE
006	292604	9436	4/25/10	\$362,500	\$345,000	1310	7	1963	Avg	7700	N	N	840 NE 105TH ST
006	890200	0211	8/20/09	\$330,000	\$308,000	1317	7	2009	Avg	1647	Y	N	10536 24TH AVE NE
006	890200	0208	7/7/09	\$324,000	\$301,000	1341	7	2009	Avg	1220	Y	N	10532 24TH AVE NE
006	890200	0210	11/11/09	\$309,000	\$291,000	1341	7	2009	Avg	1043	Y	N	10534 24TH AVE NE
006	743450	0155	4/12/10	\$365,000	\$347,000	1350	7	1968	Avg	6001	N	N	10320 12TH AVE NE
006	890100	1430	3/23/11	\$335,000	\$328,000	1360	7	1939	Good	7794	N	N	10723 23RD AVE NE
006	510140	8480	9/11/09	\$350,000	\$327,000	1380	7	1961	Good	5413	N	N	556 NE 104TH ST
006	510140	2228	6/23/10	\$390,500	\$374,000	1410	7	1911	Avg	7448	N	N	1719 NE 90TH ST
006	510140	8761	3/24/10	\$323,400	\$307,000	1420	7	1979	Avg	5632	N	N	826 NE 103RD ST
006	510140	5930	6/15/09	\$428,000	\$398,000	1430	7	1998	Avg	5940	N	N	2319 NE 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	7320	12/13/10	\$320,000	\$311,000	1450	7	1946	Avg	6495	N	N	10315 20TH AVE NE
006	510140	4912	4/12/11	\$350,000	\$343,000	1460	7	1996	Avg	5413	N	N	9502 20TH AVE NE
006	510140	7660	11/30/11	\$360,000	\$359,000	1470	7	1941	Avg	9570	N	N	2019 NE 105TH ST
006	510040	0300	1/22/09	\$375,000	\$344,000	1690	7	1974	Avg	6160	N	N	8502 17TH AVE NE
006	510140	1745	5/13/10	\$324,000	\$309,000	1690	7	1953	Avg	7800	N	N	1512 NE 88TH ST
006	510140	0979	10/25/11	\$505,000	\$502,000	1700	7	1999	Avg	6380	N	N	1642 NE 86TH ST
006	890100	0972	10/20/09	\$425,000	\$399,000	1710	7	1985	Avg	7477	N	N	10713 20TH AVE NE
006	510140	2238	7/10/09	\$413,000	\$384,000	1740	7	1990	Avg	5006	Y	N	1721 NE 90TH ST
006	890100	0945	5/19/10	\$425,000	\$406,000	2050	7	1997	Avg	6059	N	N	10755 20TH AVE NE
006	510140	2240	11/4/11	\$473,000	\$471,000	2500	7	1940	Avg	9570	N	N	1725 NE 90TH ST
006	890100	0143	3/12/10	\$490,000	\$465,000	2690	7	1949	VGood	7350	N	N	1532 NE 106TH ST
006	510140	5802	8/17/09	\$580,000	\$541,000	2830	7	1966	Good	8924	N	N	10024 20TH AVE NE
006	510140	7700	8/11/11	\$279,300	\$276,000	920	8	1947	Avg	9570	N	N	2045 NE 105TH ST
006	116000	0220	5/3/10	\$330,000	\$315,000	1100	8	1947	Good	6720	N	N	10755 14TH AVE NE
006	890100	0009	2/3/11	\$310,000	\$302,000	1140	8	1941	Good	9209	N	N	10537 17TH AVE NE
006	510140	4431	4/5/11	\$350,000	\$343,000	1210	8	1959	Avg	7830	N	N	1525 NE 95TH ST
006	802420	2015	4/29/10	\$435,000	\$415,000	1220	8	1977	Avg	6256	N	N	9617 17TH AVE NE
006	510140	8597	4/8/10	\$445,000	\$423,000	1260	8	1954	Avg	5347	N	N	10415 12TH AVE NE
006	510140	8683	6/16/11	\$400,000	\$394,000	1260	8	1951	Good	7771	N	N	1014 NE 103RD ST
006	510140	8590	3/11/11	\$370,000	\$362,000	1290	8	1952	Avg	9183	N	N	1028 NE 104TH ST
006	116000	0365	7/20/09	\$415,000	\$387,000	1310	8	1951	Avg	8704	N	N	10702 14TH AVE NE
006	510140	5713	8/19/09	\$360,000	\$336,000	1320	8	1952	Avg	8800	N	N	10025 20TH AVE NE
006	292604	9422	10/17/11	\$414,500	\$412,000	1340	8	1946	Avg	7375	N	N	10526 9TH AVE NE
006	802420	1915	3/16/10	\$390,000	\$370,000	1400	8	1950	Avg	7894	N	N	9700 15TH AVE NE
006	802420	2180	5/11/09	\$425,000	\$394,000	1440	8	1986	Avg	5080	N	N	1540 NE 95TH ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	147220	0150	11/22/11	\$380,000	\$379,000	1520	8	1956	Avg	6760	N	N	10600 10TH PL NE
006	802420	1908	3/29/11	\$555,000	\$543,000	1550	8	2010	Avg	7440	Y	N	9720 15TH AVE NE
006	890100	0779	3/1/10	\$382,000	\$362,000	1560	8	1950	Avg	8925	N	N	10749 19TH AVE NE
006	510140	5915	3/14/10	\$425,000	\$404,000	1670	8	1958	Avg	6579	N	N	2325 NE 103RD ST
006	743450	0035	6/3/11	\$405,000	\$398,000	1670	8	2001	Avg	3069	N	N	10307 15TH AVE NE
006	147220	0140	3/21/11	\$411,000	\$402,000	1690	8	1957	VGood	9968	N	N	10618 10TH PL NE
006	288770	0306	6/11/09	\$357,000	\$331,000	1740	8	1928	Fair	4275	N	N	8228 16TH AVE NE
006	557720	0300	7/27/09	\$465,000	\$433,000	1770	8	1983	Avg	8594	N	N	1535 NE 103RD ST
006	510140	2324	9/23/09	\$510,000	\$478,000	1780	8	1938	Avg	14500	Y	N	1540 NE 90TH ST
006	890200	0008	2/12/09	\$440,000	\$404,000	1790	8	1950	Avg	7182	N	N	2318 NE 105TH ST
006	510140	7665	3/19/09	\$482,500	\$445,000	1850	8	1947	Avg	9570	N	N	2028 NE 104TH ST
006	510140	7665	10/26/11	\$465,000	\$463,000	1850	8	1947	Avg	9570	N	N	2028 NE 104TH ST
006	890100	0010	8/11/10	\$550,000	\$529,000	1870	8	1967	Avg	11794	N	N	1545 NE ELSHIN PL
006	510140	7539	10/6/10	\$425,000	\$410,000	1900	8	1963	Avg	6380	N	N	2324 NE 103RD ST
006	890200	0047	7/24/09	\$435,000	\$405,000	1990	8	1973	Good	7600	N	N	10540 23RD AVE NE
006	510140	0940	12/10/09	\$500,000	\$471,000	2010	8	1952	Good	7056	N	N	8600 15TH AVE NE
006	510140	5035	8/25/10	\$463,000	\$445,000	2010	8	1968	VGood	10192	N	N	2029 NE 97TH ST
006	802420	2450	4/17/09	\$419,000	\$387,000	2090	8	1957	Avg	12127	N	N	1718 NE 96TH ST
006	890100	0746	10/18/11	\$585,000	\$582,000	2510	8	2011	Avg	7777	N	N	10728 17TH AVE NE
006	890100	0786	11/13/09	\$645,000	\$606,000	2530	8	2007	Avg	7494	N	N	10741 19TH AVE NE
006	890100	0785	6/16/09	\$645,000	\$599,000	2700	8	2007	Avg	7494	N	N	10745 19TH AVE NE
006	890200	0140	9/16/09	\$419,000	\$392,000	2830	8	1939	Avg	12600	N	N	10814 23RD AVE NE
006	510140	8889	8/19/09	\$612,000	\$571,000	2840	8	2008	Avg	4637	N	N	550 NE 103RD ST
006	510140	2277	11/23/11	\$515,000	\$513,000	3260	8	1915	Avg	7359	N	N	1504 NE 89TH ST
006	510140	2334	11/10/09	\$624,580	\$587,000	1620	9	2009	Avg	7250	Y	N	1517 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	0963	12/20/10	\$505,000	\$490,000	2070	9	2010	Avg	4180	N	N	1520 NE 86TH ST
006	510140	7286	8/14/09	\$562,000	\$525,000	2280	9	2005	Avg	5926	N	N	1733 NE 104TH ST
006	326530	0415	6/11/09	\$599,500	\$557,000	2330	9	2008	Avg	2756	N	N	9709 19TH AVE NE
006	510140	8751	5/14/09	\$670,000	\$621,000	3040	9	2008	Avg	5002	N	N	837 NE 104TH ST
006	510140	8750	7/7/09	\$685,000	\$637,000	3050	9	2008	Avg	5001	N	N	835 NE 104TH ST
006	890100	0181	2/24/10	\$655,000	\$621,000	3770	9	2007	Avg	12848	N	N	10708 15TH AVE NE
006	743450	0215	9/23/09	\$570,000	\$534,000	2190	10	2008	Avg	3393	N	N	1231 NE 104TH ST
006	510140	2618	4/24/09	\$840,000	\$777,000	2890	10	2008	Avg	7105	Y	N	1513 NE 92ND ST
007	246440	0260	2/18/10	\$304,450	\$289,000	700	6	1924	Avg	2679	N	N	559 NE 79TH ST
007	246440	0180	6/10/10	\$315,000	\$301,000	860	6	1907	Avg	2910	N	N	538 NE 79TH ST
007	373590	0065	9/19/11	\$412,000	\$409,000	770	7	1924	VGood	4590	N	N	823 NE 85TH ST
007	287860	1290	7/23/10	\$475,000	\$456,000	860	7	1926	VGood	3060	N	N	525 NE 81ST ST
007	860490	0216	4/23/09	\$299,000	\$276,000	890	7	1926	Avg	3600	N	N	1118 NE 80TH ST
007	354390	0005	7/15/10	\$347,450	\$333,000	890	7	1911	Good	5000	Y	N	624 NE 77TH ST
007	287860	1435	6/24/10	\$380,000	\$364,000	900	7	1908	Avg	5100	N	N	553 NE 81ST ST
007	297980	0340	11/15/10	\$320,000	\$310,000	940	7	1925	Avg	4880	N	N	7833 12TH AVE NE
007	688480	0340	5/4/10	\$478,000	\$456,000	950	7	1925	Good	5700	N	N	8022 BROOKLYN AVE NE
007	860490	0350	3/9/10	\$399,950	\$380,000	970	7	1926	Avg	4375	N	N	8038 11TH AVE NE
007	297980	0660	11/7/10	\$310,000	\$300,000	980	7	1925	Avg	4375	N	N	7831 11TH AVE NE
007	297980	0845	4/22/10	\$422,500	\$402,000	1010	7	1924	VGood	4320	N	N	7550 ROOSEVELT WAY NE
007	688480	0425	7/15/09	\$449,000	\$418,000	1030	7	1923	Good	3840	N	N	8045 BROOKLYN AVE NE
007	246440	0405	12/6/11	\$437,000	\$436,000	1040	7	1907	VGood	3783	Y	N	506 NE 78TH ST
007	287860	0540	9/25/09	\$395,000	\$370,000	1050	7	1905	VGood	5400	N	N	8208 5TH AVE NE
007	688480	0330	6/16/09	\$375,000	\$348,000	1090	7	1925	Avg	4275	N	N	8018 BROOKLYN AVE NE
007	287860	0610	8/30/11	\$362,000	\$359,000	1120	7	1908	Good	3060	N	N	529 NE 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	297980	0330	8/4/11	\$399,950	\$395,000	1140	7	1925	Avg	5904	N	N	7837 12TH AVE NE
007	354440	0045	8/31/11	\$500,000	\$495,000	1160	7	1937	VGood	5050	N	N	406 NE 82ND ST
007	246440	0125	2/8/10	\$355,000	\$336,000	1170	7	1909	Avg	2903	N	N	543 NE 80TH ST
007	688480	0445	6/1/11	\$448,750	\$441,000	1210	7	1925	Avg	3800	N	N	8033 BROOKLYN AVE NE
007	373590	0960	2/22/10	\$475,000	\$450,000	1210	7	1927	VGood	3990	N	N	8202 8TH AVE NE
007	297980	1120	2/1/11	\$350,000	\$341,000	1360	7	1980	Avg	4000	N	N	7533 ROOSEVELT WAY NE
007	354390	0360	7/27/10	\$417,000	\$400,000	1370	7	1925	Avg	5000	Y	N	622 NE 76TH ST
007	206110	0240	4/20/11	\$545,000	\$534,000	1370	7	1927	VGood	5580	N	N	8247 4TH AVE NE
007	287860	0825	11/11/11	\$400,000	\$398,000	1370	7	1926	Avg	4080	N	N	546 NE 82ND ST
007	287860	0790	11/8/11	\$419,990	\$418,000	1390	7	1927	Avg	3150	N	N	8207 8TH AVE NE
007	206110	0255	5/19/09	\$415,000	\$385,000	1390	7	1987	Avg	7440	N	N	8237 4TH AVE NE
007	354440	0025	2/16/10	\$390,000	\$370,000	1400	7	1927	Avg	3803	N	N	414 NE 82ND ST
007	373590	0375	5/13/11	\$450,000	\$442,000	1420	7	1929	Good	3380	N	N	8318 8TH AVE NE
007	373590	0025	4/13/09	\$529,000	\$489,000	1440	7	1928	VGood	4080	N	N	807 NE 85TH ST
007	246440	0445	4/11/11	\$560,000	\$549,000	1450	7	2006	Avg	4320	Y	N	515 NE 78TH ST
007	297980	0725	10/18/11	\$491,000	\$488,000	1460	7	1924	VGood	5000	N	N	7559 11TH AVE NE
007	354440	0326	5/26/11	\$441,705	\$434,000	1480	7	1928	Good	3022	N	N	8111 5TH AVE NE
007	688480	0160	4/6/11	\$395,000	\$387,000	1480	7	1902	Good	4275	N	N	8034 14TH AVE NE
007	297980	0762	11/23/09	\$320,000	\$301,000	1484	7	2003	Avg	1761	N	N	7543 A 11TH AVE NE
007	297980	0435	11/11/09	\$429,444	\$404,000	1520	7	1924	Good	5203	N	N	7814 11TH AVE NE
007	373590	0425	4/22/09	\$413,834	\$383,000	1590	7	1928	Avg	4080	N	N	815 NE 84TH ST
007	287860	0430	7/25/11	\$572,500	\$565,000	1610	7	1927	VGood	4080	N	N	515 NE 84TH ST
007	614870	0130	4/27/11	\$505,000	\$495,000	1640	7	1924	Good	5130	Y	N	8219 15TH AVE NE
007	287860	0835	11/18/10	\$500,000	\$484,000	1660	7	1926	Good	4080	N	N	542 NE 82ND ST
007	297980	0520	7/17/09	\$510,000	\$475,000	1670	7	1925	VGood	5616	N	N	7916 ROOSEVELT WAY NE

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Area 7
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007	614870	0125	4/7/10	\$524,500	\$499,000	1700	7	1925	VGood	5130	N	N	8215 15TH AVE NE
007	354440	0395	11/22/10	\$482,000	\$467,000	1720	7	1925	VGood	5100	Y	N	322 NE 80TH ST
007	614870	0045	7/19/11	\$532,500	\$526,000	1740	7	1924	Good	4218	N	N	8232 14TH AVE NE
007	287860	0855	5/5/09	\$540,000	\$500,000	1760	7	1929	VGood	3060	N	N	534 NE 82ND ST
007	246440	0535	7/15/11	\$240,000	\$237,000	860	8	1929	Fair	4185	N	N	823 NE 80TH ST
007	206110	0660	5/24/10	\$365,000	\$349,000	1000	8	1946	Avg	3150	Y	N	8223 2ND AVE NE
007	206110	0490	6/24/11	\$424,000	\$418,000	1190	8	1937	Good	5022	Y	N	222 NE 82ND ST
007	860490	0321	6/15/11	\$427,000	\$420,000	1270	8	1927	Avg	3500	N	N	8056 11TH AVE NE
007	246440	0675	4/14/10	\$463,000	\$441,000	1280	8	1950	Avg	5820	N	N	846 NE 79TH ST
007	246440	0110	6/15/10	\$389,000	\$372,000	1280	8	1929	Good	3880	N	N	535 NE 80TH ST
007	297980	0902	8/28/09	\$357,000	\$334,000	1338	8	2008	Avg	1053	N	N	1115 NE 78TH ST
007	354440	0105	11/16/11	\$417,000	\$416,000	1430	8	1930	Good	3030	N	N	308 NE 82ND ST
007	297980	0900	9/22/09	\$362,000	\$339,000	1431	8	2008	Avg	1415	N	N	7577 LAKE CITY WAY NE
007	373590	0590	9/29/09	\$439,000	\$411,000	1460	8	1951	Avg	5742	N	N	852 NE 83RD ST
007	373590	1160	9/7/11	\$475,000	\$471,000	1470	8	1929	Avg	4080	N	N	843 NE 82ND ST
007	297980	0903	3/16/09	\$371,000	\$342,000	1470	8	2008	Avg	1236	N	N	1111 NE 78TH ST
007	297980	0904	4/22/09	\$375,000	\$347,000	1624	8	2008	Avg	1162	N	N	1113 NE 78TH ST
007	354490	0116	11/9/09	\$519,950	\$489,000	1650	8	1931	Good	3900	N	N	8012 4TH AVE NE
007	287860	0675	3/29/10	\$525,000	\$499,000	1690	8	1932	VGood	3915	N	N	502 NE 82ND ST
007	206110	0345	9/3/10	\$540,000	\$520,000	1790	8	1940	Good	5580	N	N	8228 LATONA AVE NE
007	373590	0890	3/3/09	\$630,600	\$581,000	2130	8	1926	VGood	5406	N	N	840 NE 82ND ST
007	287860	0100	4/14/09	\$600,000	\$554,000	1820	9	1925	VGood	6120	N	N	508 NE 84TH ST
007	287860	0100	3/18/11	\$550,000	\$538,000	1820	9	1925	VGood	6120	N	N	508 NE 84TH ST
007	614870	0030	2/23/11	\$731,000	\$714,000	2010	9	2008	Avg	5700	N	N	8240 14TH AVE NE
007	373590	0005	8/25/09	\$640,000	\$598,000	2978	10	2008	Avg	2550	N	N	8410 8TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	0186	10/25/10	\$350,000	\$338,000	990	5	1909	VGood	4136	N	N	841 NE 86TH ST
008	510140	3849	4/4/11	\$300,000	\$294,000	650	6	1925	Good	7072	N	N	1031 NE 94TH ST
008	510140	6198	11/10/10	\$253,000	\$245,000	650	6	1930	Good	5413	N	N	1207 NE 103RD ST
008	322604	9124	4/24/09	\$332,000	\$307,000	700	6	1928	Avg	3990	N	N	349 NE 91ST ST
008	510240	0071	7/8/09	\$257,200	\$239,000	720	6	1920	Avg	2939	N	N	545 NE 91ST ST
008	510040	3754	8/12/11	\$320,000	\$317,000	720	6	1922	Good	5623	N	N	828 NE 92ND ST
008	802420	1430	3/20/09	\$335,000	\$309,000	730	6	1926	Avg	5110	N	N	1219 NE 100TH ST
008	510140	6339	7/29/09	\$320,000	\$298,000	820	6	1926	Good	6380	N	N	1221 NE 102ND ST
008	510040	2245	9/23/11	\$419,000	\$416,000	1230	6	1930	VGood	6380	N	N	1215 NE 90TH ST
008	510140	5465	9/26/11	\$348,000	\$345,000	1590	6	1985	Good	5009	N	N	529 NE 100TH ST
008	510140	6318	7/21/11	\$329,000	\$325,000	720	7	1927	Avg	3864	N	N	1202 NE 100TH ST
008	199520	0025	4/8/11	\$285,000	\$279,000	770	7	1938	Avg	5220	N	N	9201 5TH AVE NE
008	638600	0135	7/21/10	\$304,500	\$292,000	790	7	1940	Avg	5996	N	N	9601 8TH AVE NE
008	510040	3789	4/25/11	\$374,100	\$367,000	800	7	1924	Good	5381	N	N	844 NE 92ND ST
008	510040	3283	5/8/09	\$352,000	\$326,000	800	7	1927	Good	6380	N	N	1016 NE 91ST ST
008	510040	3154	2/11/11	\$330,000	\$322,000	800	7	1946	Good	5413	N	N	9112 12TH AVE NE
008	322604	9100	6/19/09	\$362,500	\$337,000	810	7	1927	Avg	3929	N	N	351 NE 90TH ST
008	510040	2653	2/17/11	\$465,000	\$454,000	820	7	1929	Good	6380	N	N	825 NE 91ST ST
008	510140	5360	5/14/10	\$375,000	\$358,000	820	7	1946	Avg	9570	N	N	822 NE 98TH ST
008	802420	1275	10/6/10	\$343,000	\$331,000	840	7	1941	Good	5110	N	N	1219 NE 98TH ST
008	510040	3546	7/6/09	\$347,000	\$323,000	850	7	1941	Avg	4930	N	N	505 NE 94TH ST
008	510040	2305	7/18/11	\$312,500	\$309,000	850	7	1941	Avg	6380	N	N	1240 NE 89TH ST
008	510040	2230	11/9/09	\$375,000	\$353,000	860	7	1938	Good	5413	N	N	8914 12TH AVE NE
008	510140	2685	6/29/10	\$277,000	\$265,000	860	7	1942	Avg	6598	N	N	831 NE 94TH ST
008	510040	4725	11/19/09	\$340,000	\$320,000	880	7	1940	Avg	4828	N	N	9420 5TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510140	4491	4/19/10	\$391,000	\$372,000	890	7	1939	Avg	6380	N	N	1242 NE 94TH ST
008	510140	2668	9/29/11	\$349,950	\$347,000	890	7	1939	Avg	4404	N	N	9222 8TH AVE NE
008	322604	9211	5/18/10	\$322,000	\$307,000	890	7	1941	Avg	7168	N	N	557 NE 102ND ST
008	510040	3474	6/16/09	\$342,500	\$318,000	890	7	1924	Good	5002	N	N	518 A NE 91ST ST
008	510040	3942	5/6/10	\$327,650	\$312,000	900	7	1941	Avg	4416	N	N	9212 12TH AVE NE
008	920600	0083	4/1/11	\$315,000	\$308,000	920	7	1915	Good	4250	N	N	8503 4TH AVE NE
008	510040	0060	10/14/09	\$380,000	\$356,000	940	7	1951	Avg	6380	N	N	533 NE 86TH ST
008	920600	0095	3/17/11	\$289,095	\$283,000	970	7	1941	Good	4250	N	N	312 NE 85TH ST
008	802420	0060	8/25/09	\$445,000	\$416,000	980	7	1939	Good	5108	N	N	1035 NE 100TH ST
008	802420	0795	11/5/09	\$445,000	\$418,000	990	7	1941	VGood	6131	N	N	1052 NE 95TH ST
008	510040	1374	4/10/09	\$490,000	\$453,000	990	7	2009	Avg	4930	N	N	8804 5TH AVE NE
008	510040	1348	8/25/09	\$380,000	\$355,000	990	7	1912	Avg	5413	N	N	8619 8TH AVE NE
008	510140	2700	7/26/11	\$330,000	\$326,000	990	7	1941	Avg	6598	N	N	845 NE 94TH ST
008	227400	0046	5/10/10	\$457,000	\$436,000	1000	7	1928	Good	5715	N	N	839 NE 96TH ST
008	199520	0005	4/13/10	\$335,500	\$319,000	1000	7	1941	Avg	6038	N	N	9221 5TH AVE NE
008	510140	4900	2/3/09	\$325,000	\$299,000	1030	7	1940	Avg	4136	N	N	9510 8TH AVE NE
008	510040	2866	4/20/11	\$392,000	\$384,000	1040	7	1938	Avg	6380	N	N	1250 NE 90TH ST
008	802420	0910	9/30/10	\$358,850	\$346,000	1050	7	1936	Avg	5201	N	N	1219 NE 96TH ST
008	394690	0081	3/29/10	\$305,000	\$290,000	1050	7	1948	Avg	5027	N	N	301 NE 89TH ST
008	802420	0272	7/2/09	\$450,000	\$419,000	1070	7	1966	Avg	5108	N	N	1039 NE 98TH ST
008	510040	2668	3/2/10	\$463,400	\$440,000	1070	7	1940	Good	5510	N	N	826 NE 90TH ST
008	510040	3204	7/15/09	\$395,000	\$368,000	1100	7	1951	Good	5800	N	N	1245 NE 92ND ST
008	510040	3818	8/27/09	\$313,000	\$292,000	1108	7	2009	Avg	1128	N	N	9207 ROOSEVELT WAY NE
008	510040	3817	7/7/09	\$312,000	\$290,000	1108	7	2009	Avg	1161	N	N	9209 ROOSEVELT WAY NE
008	510040	2581	2/12/09	\$359,000	\$330,000	1110	7	1936	Avg	6380	N	N	557 NE 90TH ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	322604	9261	7/23/10	\$349,950	\$336,000	1110	7	1952	VGood	6261	N	N	9117 2ND AVE NE
008	510040	3321	5/12/09	\$388,600	\$360,000	1120	7	1994	Good	6380	N	N	1042 NE 91ST ST
008	322604	9116	6/21/10	\$369,950	\$354,000	1130	7	1928	Good	5491	N	N	8911 5TH AVE NE
008	802420	0970	1/10/11	\$320,000	\$311,000	1130	7	1952	Avg	5040	N	N	9515 15TH AVE NE
008	199520	0105	11/19/09	\$399,000	\$375,000	1140	7	1939	VGood	8568	N	N	220 NE 92ND ST
008	510140	6141	1/29/10	\$296,000	\$280,000	1140	7	1946	Fair	6380	N	N	1025 NE 103RD ST
008	510040	2569	10/9/09	\$521,725	\$489,000	1150	7	1926	Good	6380	N	N	530 NE 89TH ST
008	510040	1395	1/12/10	\$369,000	\$349,000	1150	7	1949	Avg	6380	N	N	518 NE 88TH ST
008	802420	1450	10/7/09	\$400,000	\$375,000	1170	7	1926	Good	5111	N	N	1235 NE 100TH ST
008	510040	2400	7/18/11	\$368,000	\$363,000	1170	7	1928	Good	5027	N	N	8911 12TH AVE NE
008	510040	3996	2/16/10	\$430,000	\$407,000	1170	7	1931	Good	6380	N	N	1226 NE 92ND ST
008	510140	5097	9/27/10	\$325,000	\$314,000	1170	7	1927	Avg	6380	N	N	835 NE 97TH ST
008	394690	0005	4/8/09	\$389,000	\$359,000	1190	7	1940	Avg	6061	N	N	8825 5TH AVE NE
008	510040	2447	4/6/11	\$440,000	\$431,000	1190	7	1975	Good	8360	N	N	827 NE 90TH ST
008	510040	3861	1/25/10	\$330,000	\$312,000	1220	7	1956	Avg	6380	N	N	1018 NE 92ND ST
008	510040	2359	5/11/09	\$410,000	\$380,000	1220	7	1915	Good	6380	N	N	1010 NE 89TH ST
008	510040	2885	1/28/10	\$383,500	\$363,000	1240	7	1951	VGood	7378	N	N	9011 15TH AVE NE
008	199520	0160	2/16/11	\$545,000	\$532,000	1270	7	1942	VGood	5712	N	N	227 NE 94TH ST
008	920600	0045	11/28/10	\$440,000	\$427,000	1270	7	1915	Avg	5100	N	N	8519 5TH AVE NE
008	802420	1210	4/22/11	\$390,000	\$382,000	1280	7	1934	Avg	5111	N	N	1236 NE 96TH ST
008	510040	4755	8/25/09	\$369,950	\$346,000	1280	7	1939	Avg	6380	N	N	519 NE 95TH ST
008	510040	1363	8/25/09	\$359,000	\$335,000	1290	7	1938	Avg	4930	N	N	8826 5TH AVE NE
008	510040	1582	8/4/09	\$473,000	\$441,000	1320	7	1926	VGood	6380	N	N	1014 NE 88TH ST
008	802420	0415	5/12/09	\$482,767	\$447,000	1320	7	2008	Avg	4342	N	N	1018 NE 97TH ST
008	510140	4019	4/8/09	\$315,000	\$291,000	1330	7	1946	Avg	4896	N	N	9219 15TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	1686	1/21/11	\$502,500	\$489,000	1340	7	1973	Avg	6380	N	N	1230 NE 88TH ST
008	227400	0050	1/27/09	\$533,750	\$490,000	1370	7	1927	VGood	5718	N	N	843 NE 96TH ST
008	322604	9180	8/12/09	\$460,000	\$429,000	1370	7	1977	Avg	6089	N	N	9017 LATONA AVE NE
008	510140	4687	10/14/09	\$349,950	\$328,000	1385	7	2009	Avg	1299	N	N	850 B NE 94TH ST
008	510140	4686	11/5/09	\$379,950	\$357,000	1405	7	2009	Avg	1295	N	N	850 A NE 94TH ST
008	802420	1166	2/4/09	\$380,000	\$349,000	1430	7	1995	Avg	5040	N	N	9607 15TH AVE NE
008	510040	3178	6/8/11	\$486,000	\$478,000	1440	7	1929	VGood	6380	N	N	1216 NE 91ST ST
008	510140	6447	4/12/11	\$385,000	\$377,000	1520	7	1927	Avg	6380	N	N	1012 NE 100TH ST
008	510140	4688	10/20/09	\$369,950	\$347,000	1537	7	2009	Avg	1480	N	N	852 B NE 94TH ST
008	510140	4690	10/14/09	\$369,950	\$347,000	1537	7	2009	Avg	1426	N	N	852 A NE 94TH ST
008	510040	2395	1/5/11	\$295,000	\$287,000	1570	7	1932	Avg	6380	N	N	1040 NE 89TH ST
008	322604	9136	7/13/09	\$435,000	\$405,000	1580	7	1941	Avg	5234	N	N	9025 5TH AVE NE
008	802420	0855	8/10/10	\$340,000	\$327,000	1620	7	1954	Avg	5108	N	N	1026 NE 95TH ST
008	510040	1672	12/2/10	\$460,000	\$446,000	1680	7	1926	Avg	6380	N	N	1212 NE 88TH ST
008	322604	9451	7/7/11	\$408,000	\$402,000	1710	7	1961	Avg	6452	N	N	524 NE 100TH ST
008	510040	1702	10/7/10	\$515,000	\$497,000	1720	7	1936	Good	6380	N	N	1249 NE 89TH ST
008	510140	6390	4/19/11	\$415,000	\$407,000	1720	7	1926	Good	6380	N	N	1236 NE 100TH ST
008	510040	1224	10/5/11	\$390,000	\$387,000	1830	7	1918	Avg	6380	N	N	842 NE 86TH ST
008	510040	0246	10/7/11	\$285,000	\$283,000	784	8	2011	Avg	1880	N	N	1425 NE 86TH ST
008	802420	1530	4/29/10	\$378,000	\$360,000	790	8	1931	Good	5110	N	N	1222 NE 98TH ST
008	510040	2833	10/26/11	\$416,500	\$414,000	950	8	1929	Avg	6380	N	N	1218 NE 90TH ST
008	510140	4632	1/12/10	\$409,500	\$387,000	980	8	1930	Good	4200	N	N	9414 8TH AVE NE
008	691470	0102	5/3/11	\$280,000	\$275,000	1078	8	2006	Avg	1367	N	N	9707 B ROOSEVELT WAY NE
008	510040	3822	4/19/11	\$259,500	\$254,000	1078	8	2007	Avg	1136	N	N	858 NE 92ND ST
008	510040	3821	6/30/11	\$259,500	\$256,000	1078	8	2007	Avg	1377	N	N	860 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	0005	7/25/11	\$447,800	\$442,000	1080	8	1949	Avg	7622	N	N	8524 5TH AVE NE
008	322604	9232	5/13/11	\$324,000	\$318,000	1120	8	1946	Avg	6281	N	N	558 NE 100TH ST
008	510040	1381	5/28/10	\$465,000	\$444,000	1190	8	1953	Good	6380	N	N	515 NE 89TH ST
008	510040	3465	7/6/09	\$445,000	\$414,000	1220	8	1955	Avg	6380	N	N	515 NE 92ND ST
008	510140	8936	10/25/10	\$349,900	\$338,000	1240	8	1964	Avg	8555	N	N	829 NE 103RD ST
008	510040	0155	9/18/09	\$510,000	\$477,000	1260	8	2009	Avg	6380	N	N	831 NE 86TH ST
008	802420	0683	2/4/09	\$372,000	\$342,000	1270	8	2007	Avg	1413	N	N	9608 A ROOSEVELT WAY NE
008	510140	5137	8/8/11	\$346,000	\$342,000	1330	8	2010	Avg	1230	N	N	9615 ROOSEVELT WAY NE
008	510140	5136	12/19/11	\$339,950	\$340,000	1330	8	2010	Avg	1163	N	N	9615 ROOSEVELT WAY NE
008	510040	2613	4/27/11	\$405,000	\$397,000	1340	8	1950	Avg	6757	N	N	552 NE 89TH ST
008	510040	1390	9/30/10	\$440,000	\$425,000	1350	8	1935	VGood	6380	N	N	522 NE 88TH ST
008	510140	5139	6/27/11	\$356,500	\$351,000	1360	8	2010	Avg	1332	N	N	9615 ROOSEVELT WAY NE
008	510140	5138	8/10/11	\$355,000	\$351,000	1360	8	2010	Avg	1351	N	N	9615 ROOSEVELT WAY NE
008	802420	1350	11/9/09	\$495,000	\$465,000	1420	8	1947	Good	10222	N	N	1240 NE 97TH ST
008	322604	9514	10/4/10	\$425,000	\$410,000	1420	8	1981	Avg	5745	Y	N	8549 3RD AVE NE
008	510040	3447	3/8/09	\$492,000	\$453,000	1430	8	1930	Good	4930	N	N	9122 5TH AVE NE
008	510140	5140	1/21/09	\$380,000	\$349,000	1433	8	2008	Avg	1189	N	N	9611 A ROOSEVELT WAY NE
008	510140	5142	9/13/11	\$322,000	\$319,000	1433	8	2008	Avg	1219	N	N	9611 B ROOSEVELT WAY NE
008	510140	5141	4/13/09	\$390,000	\$360,000	1440	8	2008	Avg	1322	N	N	9613 A ROOSEVELT WAY NE
008	510140	5143	4/21/09	\$390,000	\$361,000	1440	8	2008	Avg	1338	N	N	9613 B ROOSEVELT WAY NE
008	510040	3438	12/4/09	\$402,000	\$379,000	1440	8	2005	Avg	1328	N	N	858 A NE 91ST ST
008	510040	3437	1/12/09	\$410,000	\$376,000	1450	8	2005	Avg	1320	N	N	858 B 91ST AVE NE
008	510040	3443	5/28/09	\$362,700	\$336,000	1450	8	2005	Avg	1098	N	N	9101 B ROOSEVELT WAY NE
008	437070	0075	6/22/11	\$606,500	\$598,000	1490	8	1949	Good	8054	Y	N	8515 3RD AVE NE
008	510140	3963	8/12/10	\$541,000	\$520,000	1530	8	1931	Good	6380	N	N	1215 NE 94TH ST

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Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	322604	9101	12/8/11	\$525,000	\$524,000	1540	8	1992	Good	7100	N	N	344 NE 89TH ST
008	510140	6465	4/4/11	\$370,000	\$362,000	1560	8	1929	Good	6670	N	N	1028 NE 100TH ST
008	802420	0900	6/28/10	\$494,500	\$474,000	1630	8	1987	Avg	5110	N	N	1211 NE 96TH ST
008	510140	5134	3/2/11	\$390,000	\$381,000	1730	8	2008	Avg	1785	N	N	9619 ROOSEVELT WAY NE
008	510140	4675	7/21/10	\$424,000	\$407,000	1789	8	2009	Avg	2298	N	N	9425 ROOSEVELT WAY NE
008	510140	4676	11/15/10	\$382,000	\$370,000	1791	8	2009	Avg	2022	N	N	9423 ROOSEVELT WAY NE
008	638600	0085	7/21/10	\$425,000	\$408,000	1810	8	1959	Avg	7853	N	N	9610 7TH AVE NE
008	510140	6114	4/29/11	\$377,000	\$370,000	1900	8	1981	Avg	5236	N	N	10208 ROOSEVELT WAY NE
008	510140	4674	12/16/09	\$478,000	\$451,000	1944	8	2009	Avg	2493	N	N	851 NE 95TH ST
008	510140	4678	1/6/10	\$450,000	\$425,000	1950	8	2009	Avg	2187	N	N	9421 ROOSEVELT WAY NE
008	322604	9290	10/4/10	\$423,000	\$408,000	1950	8	1947	Good	7173	N	N	9016 2ND AVE NE
008	691470	0180	5/19/09	\$559,500	\$518,000	2000	8	1927	Good	7694	N	N	9710 8TH AVE NE
008	510040	2401	11/16/11	\$559,000	\$557,000	2080	8	2011	Avg	3235	N	N	8917 12TH AVE NE
008	322604	9552	8/4/09	\$589,000	\$549,000	2350	8	1997	Avg	7683	Y	N	8801 LATONA AVE NE
008	802420	1420	5/5/11	\$550,000	\$540,000	2430	8	2000	Avg	5110	N	N	1211 NE 100TH ST
008	322604	9569	2/3/11	\$554,888	\$541,000	2530	8	2010	Avg	5914	N	N	9111 2ND AVE NE
008	802420	0912	8/18/09	\$495,000	\$462,000	2580	8	2001	Avg	5014	N	N	1215 NE 96TH ST
008	510140	5368	3/24/11	\$515,000	\$504,000	1800	9	1950	Good	7193	N	N	835 NE 100TH ST
008	510140	6187	11/2/10	\$559,950	\$542,000	2120	9	2002	Avg	5048	N	N	1052 NE 102ND ST
008	510140	6188	6/23/10	\$540,000	\$517,000	2120	9	2002	Avg	5048	N	N	1058 NE 102ND ST
008	510140	6125	3/16/09	\$680,000	\$627,000	2350	9	2008	Avg	6380	N	N	1021 NE 103RD ST
008	510140	5393	10/5/10	\$522,000	\$504,000	2370	9	2005	Avg	5007	N	N	853 NE 100TH ST
008	510040	2314	1/11/11	\$550,000	\$535,000	2420	9	2000	Avg	4930	N	N	8917 15TH AVE NE
008	199520	0150	9/30/09	\$699,995	\$656,000	2640	9	2008	Avg	5712	N	N	221 NE 94TH ST
008	510040	2857	5/28/09	\$899,000	\$834,000	2700	9	2008	Avg	6380	N	N	1239 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	510040	2250	4/28/09	\$933,000	\$863,000	3020	9	2008	Avg	6380	N	N	1217 NE 90TH ST
008	227400	0040	9/7/11	\$770,000	\$763,000	3200	9	2008	Avg	7624	N	N	834 NE 95TH ST

Improved Sales Removed in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	082000	0065	6/16/2010	10000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY;
3	082000	0075	12/8/2011	550000	DATA DIDN'T MATCH SALE
3	082000	0075	12/28/2010	135000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
3	156010	0095	6/16/2009	310000	DATA DIDN'T MATCH SALE
3	204450	0111	9/24/2009	394000	NO MARKET EXPOSURE
3	204450	0161	11/18/2011	425000	DATA DIDN'T MATCH SALE
3	223980	0080	9/24/2010	438000	QUIT CLAIM DEED
3	573050	0020	10/1/2010	980000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
3	573050	0025	3/22/2011	269950	OBSOL;PREVIMP<=25K
3	641160	0183	11/4/2009	295500	DATA DIDN'T MATCH SALE
3	641160	0207	6/14/2010	275000	DATA DIDN'T MATCH SALE
3	641160	0215	10/11/2010	157600	DOR RATIO; AND OTHER WARNINGS
3	641160	0412	12/3/2009	340000	DATA DIDN'T MATCH SALE
3	641310	0240	12/21/2009	170050	DOR RATIO; AND OTHER WARNINGS
3	641310	0333	5/5/2011	140000	OBSOL;PREVIMP<=25K
3	641360	0055	9/25/2011	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	641360	0081	8/13/2009	320000	NO MARKET EXPOSURE; AND OTHER WARNINGS
3	641360	0145	8/4/2011	85000	DOR RATIO;%NETCOND; AND OTHER WARNINGS
3	641360	0198	9/20/2010	409500	FINANCIAL INSTITUTION RESALE
3	641360	0198	5/12/2010	223500	IMP. CHARACTERISTICS CHANGED SINCE SALE AND
3	641360	0245	12/20/2011	250000	DIAGNOSTIC OUTLIER
3	641360	0248	4/22/2011	200000	NO MARKET EXPOSURE; AND OTHER WARNINGS
3	641410	0013	6/2/2009	141675	DOR RATIO; AND OTHER WARNINGS
3	925990	0045	7/28/2009	308000	NO MARKET EXPOSURE
3	950990	0050	2/18/2011	255000	DATA DIDN'T MATCH SALE
6	116000	0330	3/8/2011	299999	DATA DIDN'T MATCH SALE
6	147220	0110	2/16/2011	408000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	288770	0160	10/14/2010	468000	DATA DIDN'T MATCH SALE
6	510040	0355	9/28/2009	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	510140	0880	1/22/2009	200000	DOR RATIO; AND OTHER WARNINGS
6	510140	0963	10/25/2010	100000	DOR RATIO; AND OTHER WARNINGS
6	510140	0997	8/6/2009	463000	DATA DIDN'T MATCH SALE
6	510140	1736	4/7/2009	370000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	1767	6/10/2009	447000	DATA DIDN'T MATCH SALE
6	510140	1780	11/4/2009	375000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	510140	1850	11/22/2011	272200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	510140	1897	2/22/2010	325000	DATA DIDN'T MATCH SALE
6	510140	2324	4/1/2010	515999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	2556	6/12/2009	89576	DOR RATIO; AND OTHER WARNINGS
6	510140	4082	8/24/2011	499999	DATA DIDN'T MATCH SALE
6	510140	4093	9/13/2010	187000	DATA DIDN'T MATCH SALE
6	510140	4119	11/23/2011	176500	EXEMPT FROM EXCISE TAX;
6	510140	4912	3/28/2011	350000	RELOCATION - SALE TO SERVICE
6	510140	5048	8/22/2011	295000	DATA DIDN'T MATCH SALE
6	510140	5559	3/24/2011	152182	DOR RATIO; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis

Area 7

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	510140	6020	8/26/2011	152000	DOR RATIO;UNFIN AREA;FORCED SALE
6	510140	7250	12/20/2011	247350	OBSOL; AND OTHER WARNINGS
6	510140	7800	3/29/2010	499000	DATA DIDN'T MATCH SALE
6	510140	8471	1/18/2010	340000	OBSOL;PREVIMP<=25K;GOVERNMENT AGENCY
6	510140	8683	2/2/2011	375000	SEGREGATION AND/OR MERGER; AND
6	510140	8774	2/22/2010	127638	DOR RATIO; AND OTHER WARNINGS
6	510140	8880	2/11/2011	250000	NON-REPRESENTATIVE SALE
6	741120	0046	9/18/2009	55108	DOR RATIO; AND OTHER WARNINGS
6	802420	1908	3/15/2010	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	802420	1980	6/27/2011	218500	FORCED SALE; AND OTHER WARNINGS
6	802420	2365	4/21/2010	160000	NON-REPRESENTATIVE SALE
6	864150	0330	10/10/2011	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	890100	0165	4/8/2009	250000	NON-REPRESENTATIVE SALE
6	890100	0770	11/18/2011	255000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	890100	1395	3/8/2011	385000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	890100	1409	8/17/2009	410000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	890200	0040	6/24/2010	146684	DOR RATIO; AND OTHER WARNINGS
6	890200	0072	10/22/2011	186699	DOR RATIO; AND OTHER WARNINGS
6	890200	0235	6/23/2010	180000	DOR RATIO
6	890200	0270	11/6/2009	100000	DOR RATIO; AND OTHER WARNINGS
6	890200	0270	7/27/2009	20000	DOR RATIO; AND OTHER WARNINGS
7	206110	0180	6/18/2010	539950	DATA DIDN'T MATCH SALE
7	206110	0336	10/1/2009	443000	OBSOL
7	206110	0480	9/29/2009	242924	QUIT CLAIM DEED; AND OTHER WARNINGS
7	246440	0830	12/2/2009	380000	UNFIN AREA
7	287860	0160	5/6/2011	241000	IMP. CHARACTERISTICS CHANGED SINCE SALE AND
7	287860	0430	7/25/2011	572500	RELOCATION - SALE TO SERVICE
7	287860	0745	8/9/2010	535000	DATA DIDN'T MATCH SALE
7	287860	1220	5/13/2011	270000	DATA DIDN'T MATCH SALE
7	287860	1485	4/21/2010	377500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	297980	0365	9/9/2010	314000	OBSOL;PREVIMP<=25K
7	297980	0785	8/20/2009	504300	OBSOL;PREVIMP<=25K
7	297980	1270	7/6/2011	300000	NO MARKET EXPOSURE
7	354440	0136	1/21/2009	475000	DATA DIDN'T MATCH SALE
7	354440	0295	9/15/2009	340000	%NETCOND
7	354490	0005	11/29/2010	298000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	373590	0440	5/10/2010	550000	DATA DIDN'T MATCH SALE
7	373590	0495	10/27/2011	355000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	373590	0636	5/26/2011	480000	SEGREGATION AND/OR MERGER
7	373590	0680	5/26/2010	590000	DATA DIDN'T MATCH SALE
7	373590	1160	9/7/2011	475000	RELOCATION - SALE TO SERVICE
7	614870	0065	3/8/2011	357000	QUIT CLAIM DEED; AND OTHER WARNINGS
7	614870	0105	5/20/2010	560000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	614870	0140	6/16/2009	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	688480	0150	5/23/2010	255000	UNFIN AREA

Improved Sales Removed in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	772060	0095	6/10/2011	535000	DATA DIDN'T MATCH SALE
7	860490	0375	10/25/2011	245000	DOR RATIO; AND OTHER WARNINGS
8	199520	0080	8/4/2011	316000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	322604	9019	4/22/2010	250000	NON-REPRESENTATIVE SALE; SHORT SALE;
8	322604	9019	6/30/2011	250000	QUIT CLAIM DEED
8	322604	9112	12/18/2009	630000	DATA DIDN'T MATCH SALE
8	322604	9112	5/24/2011	610000	DATA DIDN'T MATCH SALE
8	322604	9112	4/8/2009	155000	DOR RATIO;TEAR DOWN
8	322604	9170	4/21/2009	194000	OBSOL;PREVIMP<=25K; AND OTHER WARNINGS
8	322604	9195	7/29/2011	190000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	322604	9196	8/1/2011	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9215	11/11/2010	171000	DOR RATIO; AND OTHER WARNINGS
8	322604	9261	3/8/2010	270000	SEGREGATION AND/OR MERGER
8	322604	9463	6/14/2011	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
8	322604	9560	6/8/2009	124275	DOR RATIO; AND OTHER WARNINGS
8	322604	9562	1/4/2011	149900	NO MARKET EXPOSURE
8	437070	0020	7/23/2010	166000	DOR RATIO; AND OTHER WARNINGS
8	510040	0010	9/10/2009	400000	NO MARKET EXPOSURE
8	510040	0035	12/15/2011	430000	SEGREGATION AND/OR MERGER;
8	510040	0045	7/19/2011	339000	FINANCIAL INSTITUTION RESALE
8	510040	1090	9/27/2011	564550	OBSOL
8	510040	1187	7/28/2011	250000	QUIT CLAIM DEED; AND OTHER WARNINGS
8	510040	1330	10/16/2009	319000	NO MARKET EXPOSURE
8	510040	1570	3/25/2011	496000	IMP COUNT
8	510040	2310	10/21/2010	335000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	2356	1/13/2011	109253	DOR RATIO; AND OTHER WARNINGS
8	510040	2728	8/10/2011	258000	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND
8	510040	2739	5/20/2010	544000	DATA DIDN'T MATCH SALE
8	510040	2753	8/16/2011	640000	DATA DIDN'T MATCH SALE
8	510040	2848	6/15/2009	365000	UNFIN AREA
8	510040	3411	7/21/2010	369950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	3420	10/4/2011	440000	DATA DIDN'T MATCH SALE
8	510040	3420	6/18/2009	388000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	510040	3882	11/23/2010	817224	DATA DIDN'T MATCH SALE
8	510040	3926	4/24/2009	16000	DOR RATIO; AND OTHER WARNINGS
8	510040	3945	8/12/2009	399000	NO MARKET EXPOSURE
8	510140	4468	12/9/2009	357100	NO MARKET EXPOSURE
8	510140	4563	3/11/2011	450000	DATA DIDN'T MATCH SALE
8	510140	4578	4/11/2011	445000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	510140	4593	7/8/2011	445000	ACTIVE PERMIT BEFORE SALE>25K
8	510140	4650	3/12/2009	345000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
8	510140	5136	1/4/2010	395000	TEAR DOWN
8	510140	5235	2/18/2011	320000	DATA DIDN'T MATCH SALE
8	510140	5465	5/2/2011	217000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
8	510140	6279	2/12/2009	412000	DATA DIDN'T MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	510140	6312	10/11/2011	235000	SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
8	510140	6465	8/23/2010	385000	EXEMPT FROM EXCISE TAX
8	510140	6522	6/15/2009	333300	NO MARKET EXPOSURE
8	510140	6570	1/26/2011	417500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510240	0125	7/21/2010	450000	DATA DIDN'T MATCH SALE
8	510240	0125	7/6/2009	448000	DATA DIDN'T MATCH SALE
8	610840	0050	11/23/2009	191200	DOR RATIO; AND OTHER WARNINGS
8	638600	0130	3/9/2009	552000	QUIT CLAIM DEED; AND OTHER WARNINGS
8	668750	0010	12/4/2009	338651	NO MARKET EXPOSURE; AND OTHER WARNINGS
8	668750	0060	5/20/2010	508000	DATA DIDN'T MATCH SALE
8	802420	0920	4/18/2011	339500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	802420	1015	8/6/2009	356000	UNFIN AREA
8	802420	1210	1/13/2009	320000	BANKRUPTCY; NO MARKET EXPOSURE
8	802420	1350	4/9/2009	217395	DOR RATIO; AND OTHER WARNINGS

Vacant Sales Used in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	743450	0200	5/7/2010	175,000	5,080	N	N
6	743450	0205	5/7/2010	175,000	5,080	N	N
7	890100	0746	2/14/2011	140,000	7,777	N	N

Note: Sales 1 & 2 were a multi-parcel teardown sale for \$350,000.

Vacant Sales Removed in this Annual Update Analysis
Area 7
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	510040	0360	6/30/2009	2,055,000	MULTI-PARCEL SALE; AND OTHER WARNINGS;