

Residential Revalue

2012 Assessment Roll

Lake City

Area 8

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.

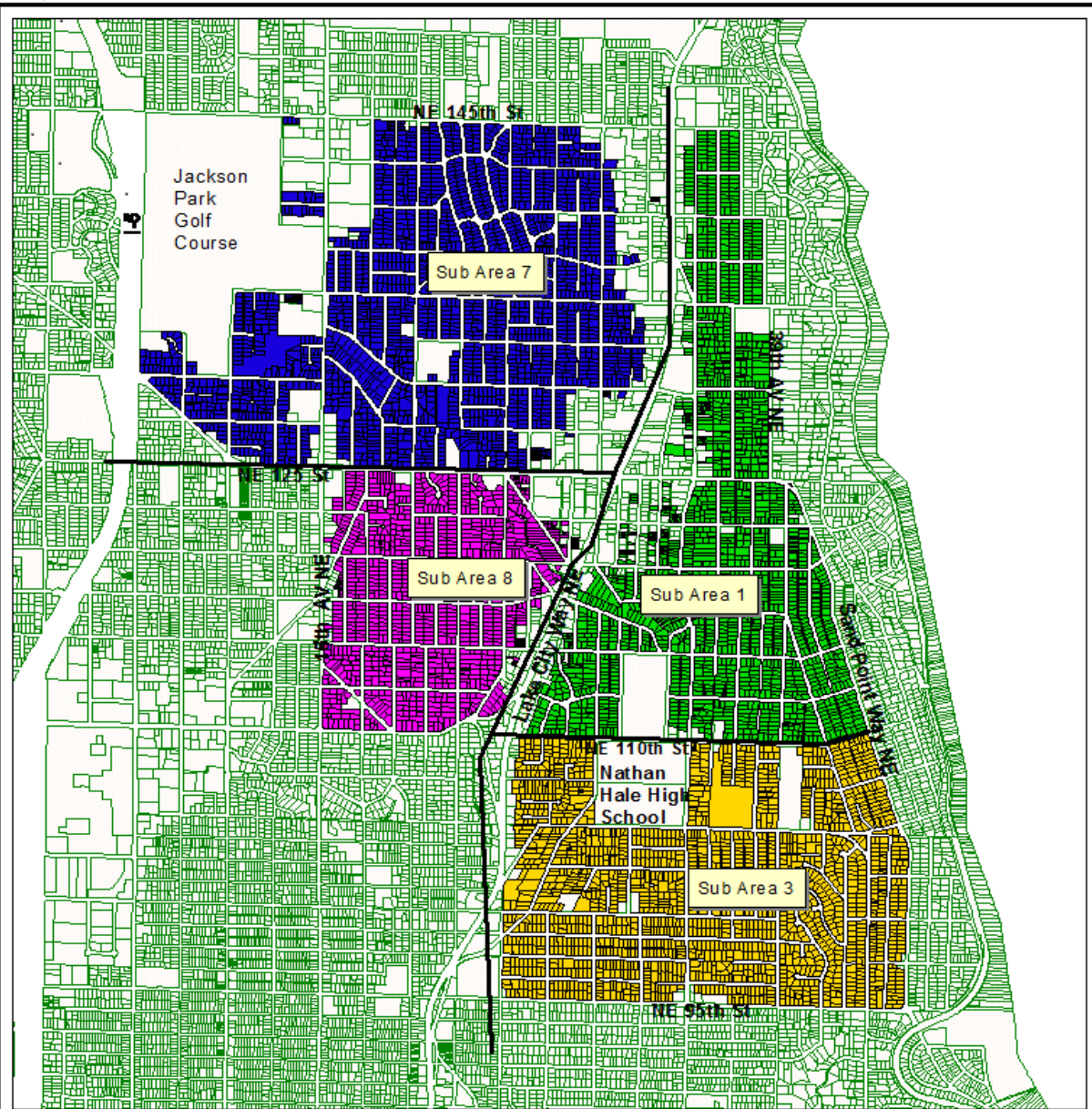
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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,

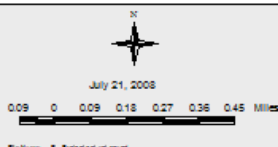
Lloyd Hara
Assessor



Area 8

Sub Areas

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Legend

Area 8 map.shp

- 001
- 003
- 007
- 008

Lake City

Housing



Grade 5/ Year Built 1951/ Total Living Area 740



Grade 6/ Year Built 1951/ Total Living Area 1060



Grade 7/ Year Built 1943/ Total Living Area 1370



Grade 8/ Year Built 1973/ Total Living Area 1760



Grade 9/ Year Built 2000/ Total Living Area 3420



Grade 10/ Year Built 2002/ Total Living Area 3520

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

Lake City/ Number: 8

Number of Improved Sales: 562

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	\$139,300	\$181,600	\$320,900			
2012 Value	\$139,300	\$151,200	\$290,500	\$318,600	91.2%	8.66%
Change	\$0	-\$30,400	-\$30,400			
% Change	0.0%	-16.7%	-9.5%			

*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	\$150,800	\$168,300	\$319,100
2012 Value	\$150,800	\$137,800	\$288,600
Percent Change	0.0%	-18.1%	-9.6%

Number of one to three unit residences in the population: 6594

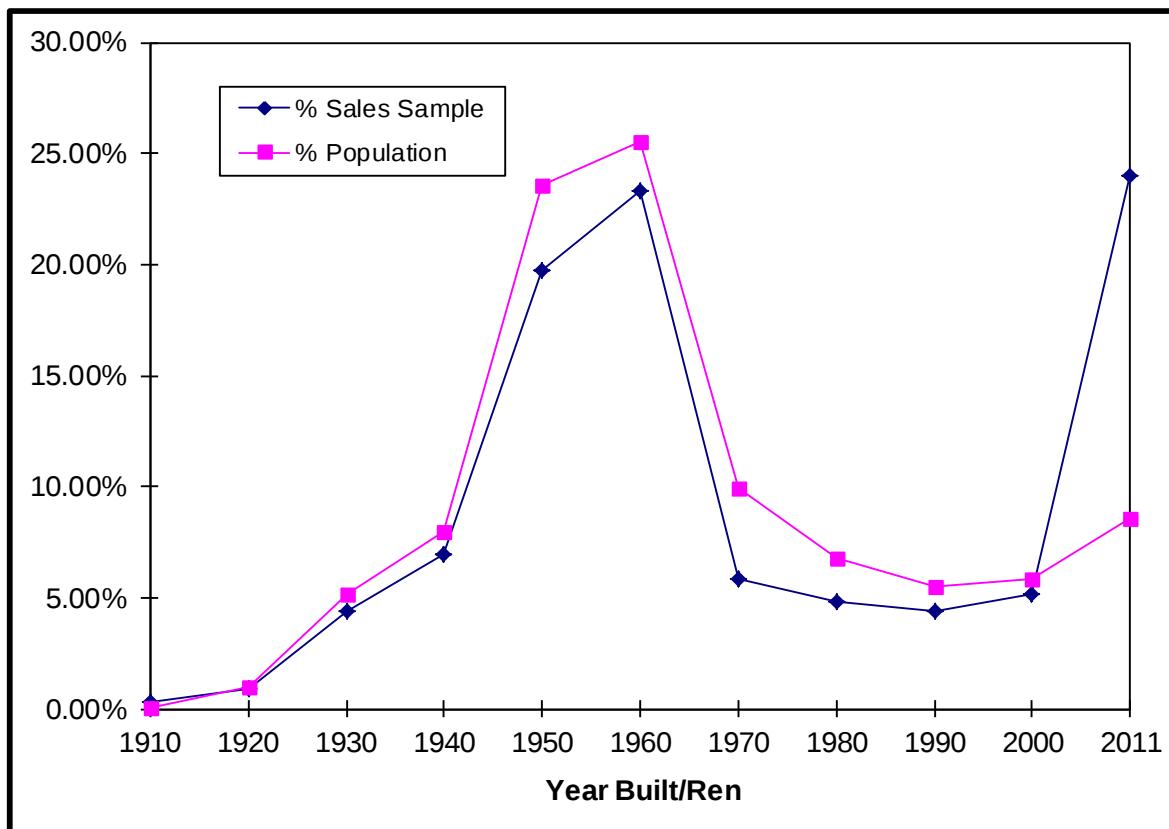
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Sub 3 and all High Grade (9 and above) homes in the area were at a lower ratio in comparison to the rest of the population, which resulted in less of a downward adjustment compared to the standard adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.36%
1920	5	0.89%
1930	25	4.45%
1940	39	6.94%
1950	111	19.75%
1960	131	23.31%
1970	33	5.87%
1980	27	4.80%
1990	25	4.45%
2000	29	5.16%
2011	135	24.02%
	562	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	66	1.00%
1930	342	5.19%
1940	525	7.96%
1950	1552	23.54%
1960	1682	25.51%
1970	658	9.98%
1980	449	6.81%
1990	361	5.47%
2000	386	5.85%
2011	566	8.58%
	6594	

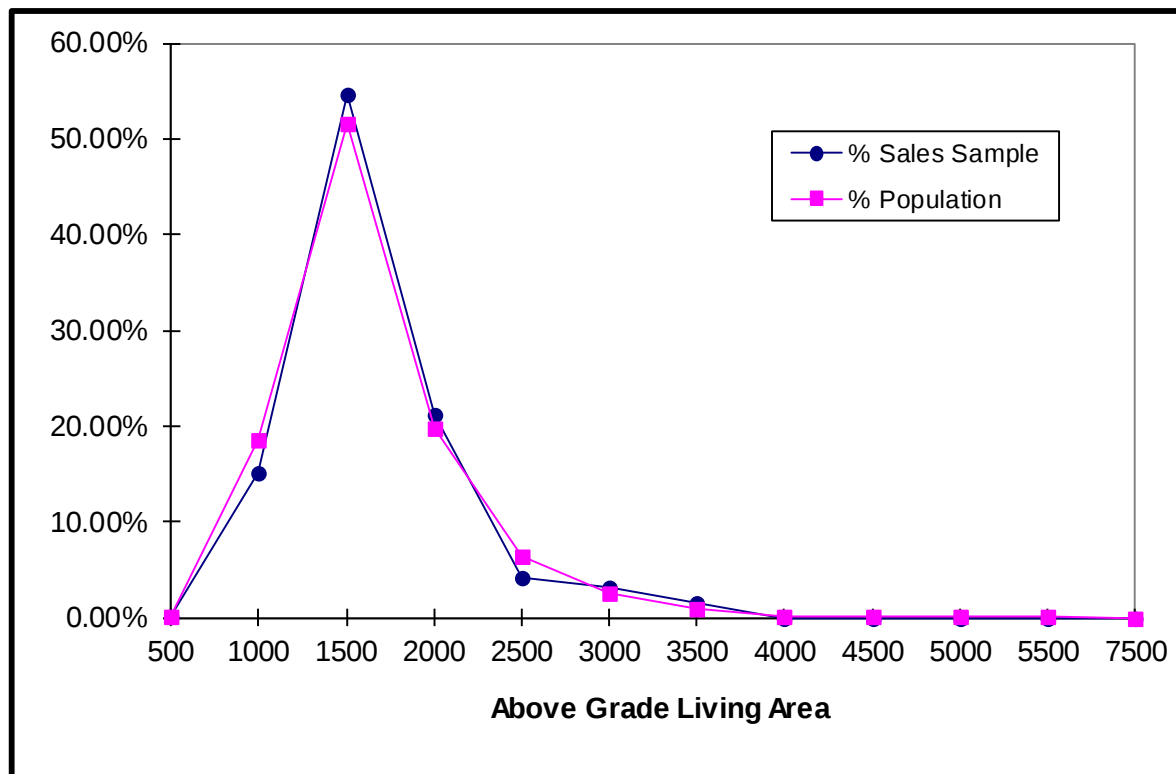


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	85	15.12%
1500	307	54.63%
2000	119	21.17%
2500	23	4.09%
3000	18	3.20%
3500	9	1.60%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	562	

AGLA	Frequency	% Population
500	11	0.17%
1000	1217	18.46%
1500	3396	51.50%
2000	1308	19.84%
2500	419	6.35%
3000	166	2.52%
3500	59	0.89%
4000	12	0.18%
4500	4	0.06%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	6594	

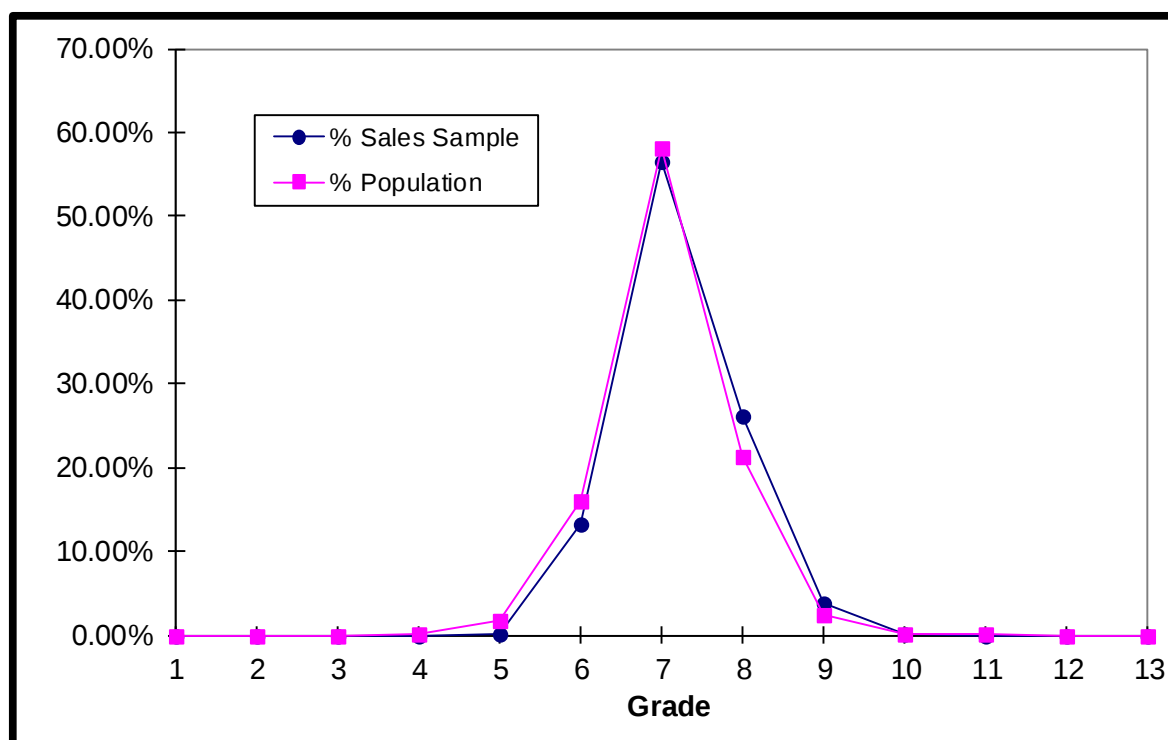


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0.18%
6	74	13.17%
7	318	56.58%
8	147	26.16%
9	21	3.74%
10	1	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
562		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.08%
5	113	1.71%
6	1058	16.04%
7	3839	58.22%
8	1411	21.40%
9	160	2.43%
10	7	0.11%
11	1	0.02%
12	0	0.00%
13	0	0.00%
6594		



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 two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Sub 3 and all High Grade (9 and above) homes in the area were at a lower ratio in comparison to the rest of the population, which resulted in less of a downward adjustment compared to the standard adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 562 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 sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.2%. 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 -9.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 8 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

-10.57%

Sub 3 w/o HighGrade	Yes
% Adjustment	-7.32%
High Grade =>9	Yes
% Adjustment	-3.85%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Sub 3 less than Grade 9 parcel would *approximately* receive a -7.32% downward adjustment. 1621 parcels in the improved population would receive this adjustment. There were 129 sales.

For instance, a High Grade parcel (equal to or greater than Grade 9), would *approximately* receive a -3.85% downward adjustment. 168 parcels in the improved population would receive this adjustment. There were 22 sales.

There were no properties that would receive a multiple variable adjustment.

Generally Sub 3 and parcels that were grade 9 and above were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

72.9% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 8 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, 2010 would be adjusted by the time trend factor of 0.898, resulting in an adjusted value of \$471,000 ($\$525,000 \times .898 = \$471,450$ rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.785	-21.5%
2/1/2009	0.791	-20.9%
3/1/2009	0.797	-20.3%
4/1/2009	0.803	-19.7%
5/1/2009	0.809	-19.1%
6/1/2009	0.815	-18.5%
7/1/2009	0.821	-17.9%
8/1/2009	0.827	-17.3%
9/1/2009	0.833	-16.7%
10/1/2009	0.839	-16.1%
11/1/2009	0.845	-15.5%
12/1/2009	0.851	-14.9%
1/1/2010	0.857	-14.3%
2/1/2010	0.863	-13.7%
3/1/2010	0.868	-13.2%
4/1/2010	0.875	-12.5%
5/1/2010	0.880	-12.0%
6/1/2010	0.887	-11.3%
7/1/2010	0.892	-10.8%
8/1/2010	0.898	-10.2%
9/1/2010	0.905	-9.5%
10/1/2010	0.910	-9.0%
11/1/2010	0.916	-8.4%
12/1/2010	0.922	-7.8%
1/1/2011	0.928	-7.2%
2/1/2011	0.935	-6.5%
3/1/2011	0.940	-6.0%
4/1/2011	0.946	-5.4%
5/1/2011	0.952	-4.8%
6/1/2011	0.958	-4.2%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	932480	0355	5/21/10	\$295,000	\$261,000	2520	5	1940	Avg	8118	N	N	14304 36TH AVE NE
001	145410	0061	10/16/09	\$288,000	\$242,000	620	6	1928	Avg	4500	N	N	3546 NE 130TH ST
001	882190	0105	6/10/09	\$255,000	\$208,000	700	6	1940	Avg	5753	N	N	12042 35TH AVE NE
001	882090	1225	6/7/10	\$329,000	\$292,000	740	6	1930	Good	5246	N	N	3808 NE 120TH ST
001	932480	0020	6/1/09	\$315,000	\$257,000	780	6	1935	Avg	8108	N	N	14340 35TH AVE NE
001	399270	0560	9/23/11	\$330,000	\$324,000	780	6	1937	Avg	10800	N	N	11510 BARTLETT AVE NE
001	383400	0220	7/14/10	\$293,100	\$262,000	780	6	1941	Good	8146	N	N	13732 37TH AVE NE
001	882090	3430	7/11/11	\$243,000	\$235,000	790	6	1938	Avg	10446	N	N	11732 38TH AVE NE
001	344800	2110	6/7/10	\$279,000	\$248,000	790	6	1948	Avg	5500	N	N	11516 32ND AVE NE
001	081400	0015	10/14/09	\$325,000	\$273,000	800	6	1944	Avg	7000	N	N	11533 SAND POINT WAY NE
001	882090	3110	12/24/09	\$261,900	\$224,000	800	6	1937	Avg	7733	N	N	11745 BARTLETT AVE NE
001	075100	0045	8/19/09	\$351,500	\$292,000	840	6	1924	Avg	8385	N	N	11050 34TH AVE NE
001	882090	1006	8/27/09	\$325,000	\$270,000	840	6	1938	Avg	8320	N	N	12045 38TH AVE NE
001	933840	0040	10/1/09	\$299,950	\$252,000	850	6	1949	Avg	7680	N	N	11315 BARTLETT AVE NE
001	075100	0060	9/17/10	\$287,000	\$261,000	860	6	1947	Good	7740	N	N	11051 35TH AVE NE
001	407780	0426	12/7/11	\$348,000	\$346,000	870	6	1937	VGood	12000	N	N	11050 40TH AVE NE
001	933840	0055	6/8/09	\$303,500	\$248,000	880	6	1949	Avg	8040	N	N	11331 BARTLETT AVE NE
001	882090	3120	3/10/11	\$184,000	\$173,000	930	6	1946	Avg	3867	N	N	11747 BARTLETT AVE NE
001	399270	0522	11/11/09	\$380,000	\$322,000	1030	6	1951	Good	6016	N	N	11532 ALTON AVE NE
001	075100	0040	4/29/09	\$307,500	\$249,000	1030	6	1926	Avg	8385	N	N	11040 34TH AVE NE
001	344800	2250	6/17/09	\$309,950	\$254,000	1040	6	1950	Avg	6710	N	N	11539 34TH AVE NE
001	075200	0125	11/4/09	\$303,000	\$256,000	1060	6	1950	Avg	7920	N	N	11331 31ST AVE NE
001	399270	0265	4/13/09	\$329,500	\$265,000	1060	6	1949	Good	8040	N	N	3820 NE 115TH ST
001	145410	0100	3/15/10	\$299,922	\$261,000	1130	6	1949	Avg	6126	N	N	3527 NE 130TH ST
001	407780	0535	2/11/10	\$260,000	\$225,000	1130	6	1918	Avg	7380	N	N	11025 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	344800	1910	2/24/10	\$250,000	\$217,000	1140	6	1949	Avg	8600	N	N	11503 30TH AVE NE
001	882090	3390	9/1/10	\$321,000	\$290,000	1160	6	1936	Avg	8484	N	N	11701 40TH AVE NE
001	383400	0315	12/9/11	\$270,000	\$269,000	1260	6	1990	Avg	8825	N	N	13705 37TH AVE NE
001	407780	0495	11/1/10	\$335,000	\$307,000	1370	6	1925	Good	10220	N	N	11022 38TH AVE NE
001	981170	0095	6/16/11	\$337,000	\$324,000	1520	6	1940	Good	7420	N	N	3020 NE 110TH ST
001	344800	1921	1/17/11	\$224,995	\$210,000	1780	6	1924	Poor	5815	N	N	11517 30TH AVE NE
001	407780	0218	7/17/09	\$415,000	\$342,000	850	7	1949	Good	10480	N	N	11340 ALTON AVE NE
001	882290	1370	4/28/09	\$311,500	\$252,000	930	7	1925	Avg	6106	N	N	12023 35TH AVE NE
001	399270	0034	11/3/11	\$330,000	\$326,000	930	7	1941	VGood	6350	N	N	11551 36TH AVE NE
001	383400	0470	9/19/11	\$293,500	\$288,000	950	7	1952	Avg	8145	N	N	13750 35TH AVE NE
001	399270	0085	8/20/09	\$375,000	\$311,000	980	7	1946	Good	8100	N	N	11537 38TH AVE NE
001	882290	0989	7/23/10	\$192,000	\$172,000	990	7	1996	Avg	925	N	N	12040 A 31ST AVE NE
001	981170	0165	2/16/10	\$362,500	\$314,000	1000	7	2007	Avg	6675	N	N	3023 NE 113TH ST
001	882090	0449	3/3/10	\$289,000	\$251,000	1010	7	1990	Avg	5291	N	N	3830 NE 123RD ST
001	407780	0227	6/16/09	\$391,500	\$320,000	1020	7	1952	Avg	8976	N	N	11345 BARTLETT AVE NE
001	399270	0625	1/10/11	\$324,000	\$301,000	1020	7	1941	Avg	7554	N	N	11347 SAND POINT WAY NE
001	344800	2015	11/4/09	\$350,000	\$296,000	1020	7	1970	Avg	6600	N	N	11525 31ST AVE NE
001	075200	0070	3/10/09	\$415,000	\$331,000	1060	7	1952	Good	7850	N	N	11312 30TH AVE NE
001	890300	0074	7/29/10	\$240,000	\$215,000	1080	7	1996	Avg	1357	N	N	11362 28TH AVE NE
001	890250	0305	6/16/10	\$391,000	\$348,000	1100	7	1953	Good	6300	N	N	2720 NE 110TH ST
001	890250	0306	1/13/09	\$365,000	\$288,000	1100	7	1953	VGood	7200	N	N	11015 28TH AVE NE
001	407780	0220	4/1/09	\$315,000	\$253,000	1130	7	1950	Avg	9540	N	N	11340 BARTLETT AVE NE
001	393590	0220	1/27/09	\$415,000	\$328,000	1140	7	1972	Good	5400	N	N	11356 40TH AVE NE
001	393590	0296	7/1/09	\$575,000	\$472,000	1160	7	1927	VGood	10680	N	N	3825 NE 115TH ST
001	145410	0102	2/18/10	\$309,000	\$268,000	1170	7	1949	Avg	6126	N	N	3545 NE 130TH ST
001	882290	1032	8/9/10	\$269,950	\$243,000	1180	7	2008	Avg	1139	N	N	12014 A 31ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	882290	1034	1/7/11	\$213,000	\$198,000	1180	7	2008	Avg	1138	N	N	12014 C 31ST AVE NE
001	145410	0161	4/21/11	\$300,000	\$285,000	1200	7	1970	Avg	6178	N	N	3538 NE 125TH ST
001	383400	0820	4/7/11	\$372,000	\$352,000	1220	7	1957	Good	8555	N	N	13545 39TH AVE NE
001	882090	1205	8/14/09	\$405,100	\$336,000	1240	7	1975	Avg	7000	N	N	3824 NE 120TH ST
001	882090	3395	3/26/10	\$465,000	\$406,000	1250	7	1993	Avg	7321	N	N	3920 NE 117TH ST
001	145360	0903	10/28/11	\$205,000	\$202,000	1250	7	1996	Avg	2018	N	N	12713 B 35TH AVE NE
001	145360	1038	12/21/11	\$207,000	\$207,000	1270	7	2007	Avg	1283	N	N	12557 A 35TH AVE NE
001	882290	1033	2/9/11	\$214,000	\$200,000	1270	7	2008	Avg	842	N	N	12014 B 31ST AVE NE
001	882290	1024	5/26/09	\$266,300	\$217,000	1290	7	2004	Avg	886	N	N	12018 B 31ST AVE NE
001	882290	1030	9/15/09	\$305,000	\$255,000	1300	7	2008	Avg	1225	N	N	12010 B 31ST AVE NE
001	383400	0415	6/16/09	\$350,000	\$286,000	1310	7	1951	Avg	8146	N	N	13717 36TH AVE NE
001	890250	0175	6/10/11	\$245,000	\$235,000	1320	7	1929	Avg	14250	N	N	11343 30TH AVE NE
001	882090	1226	6/2/09	\$380,000	\$310,000	1330	7	1959	Avg	5200	N	N	12002 38TH AVE NE
001	145410	0027	5/18/09	\$375,000	\$305,000	1340	7	1954	Avg	6105	N	N	13211 37TH AVE NE
001	766370	0973	7/27/11	\$220,100	\$213,000	1347	7	2010	Avg	1292	N	N	14015 A 35TH AVE NE
001	766370	0972	7/25/11	\$219,000	\$212,000	1347	7	2010	Avg	959	N	N	14015 B 35TH AVE NE
001	882090	0310	4/8/09	\$334,000	\$269,000	1360	7	1940	Avg	5316	N	N	12325 SAND POINT WAY NE
001	407780	0429	5/14/09	\$339,000	\$275,000	1360	7	1953	Avg	7458	N	N	11051 ALTON AVE NE
001	344800	1956	6/9/09	\$364,000	\$297,000	1370	7	1948	Avg	7865	N	N	11540 30TH AVE NE
001	344800	1771	3/22/10	\$265,000	\$231,000	1370	7	2000	Avg	1146	N	N	11517 B 28TH AVE NE
001	882090	0416	12/24/09	\$320,000	\$274,000	1380	7	1956	Avg	6000	N	N	12337 40TH AVE NE
001	882290	1031	2/10/11	\$239,000	\$224,000	1380	7	2008	Avg	1152	N	N	12010 A 31ST AVE NE
001	145360	2310	7/1/09	\$290,000	\$238,000	1400	7	1999	Avg	1650	N	N	12734 35TH AVE NE
001	766370	0967	7/22/11	\$219,000	\$212,000	1411	7	2010	Avg	1272	N	N	14015 C 35TH AVE NE
001	407780	0266	9/13/11	\$285,200	\$279,000	1430	7	1940	Avg	8896	N	N	11024 ALTON AVE NE
001	145360	2244	7/15/09	\$380,000	\$313,000	1450	7	1997	Avg	5001	N	N	3516 NE 130TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	882290	1111	2/25/10	\$268,000	\$233,000	1470	7	2002	Avg	1168	N	N	12049 D 32ND AVE NE
001	383400	0594	7/23/09	\$294,950	\$243,000	1480	7	2007	Avg	1722	N	N	13550 35TH AVE NE
001	383400	0589	4/28/09	\$300,000	\$242,000	1480	7	2007	Avg	1540	N	N	13551 35TH AVE NE
001	383400	0592	5/27/09	\$299,000	\$243,000	1480	7	2007	Avg	1418	N	N	13555 35TH AVE NE
001	399270	0516	7/25/11	\$323,200	\$313,000	1490	7	1949	Avg	7200	N	N	4032 NE 115TH ST
001	407780	0583	7/1/11	\$260,000	\$251,000	1490	7	1952	Avg	6984	N	N	11303 38TH AVE NE
001	145410	0032	7/7/11	\$357,000	\$345,000	1560	7	1982	Avg	7208	N	N	13069 B 37TH AVE NE
001	882290	1303	5/11/09	\$285,000	\$231,000	1570	7	2003	Avg	1860	N	N	12022 A 33RD AVE NE
001	145410	0290	10/13/09	\$485,000	\$408,000	1600	7	1927	VGood	8568	N	N	12557 39TH AVE NE
001	145410	0236	12/14/11	\$402,000	\$401,000	1600	7	1936	VGood	8050	N	N	12550 37TH AVE NE
001	344800	0996	1/3/11	\$327,000	\$304,000	1600	7	1978	Avg	5517	N	N	2848 NE 117TH ST
001	393590	0350	6/25/09	\$470,000	\$385,000	1650	7	1947	VGood	6480	N	N	3927 NE 115TH ST
001	399270	0295	4/22/10	\$400,000	\$351,000	1680	7	1919	Avg	7620	N	N	11520 38TH AVE NE
001	932480	0075	6/16/10	\$470,000	\$418,000	1690	7	1938	VGood	8112	N	N	14327 36TH AVE NE
001	145410	0207	10/22/10	\$325,000	\$297,000	1690	7	1940	Avg	8625	N	N	12746 37TH AVE NE
001	407780	0455	7/13/09	\$505,000	\$416,000	1700	7	1947	VGood	10401	N	N	11318 40TH AVE NE
001	890250	0255	3/4/09	\$500,000	\$399,000	1730	7	1995	Avg	7992	N	N	2822 NE 110TH ST
001	882090	1485	10/15/10	\$283,900	\$259,000	1730	7	1995	Avg	4121	N	N	12034 40TH AVE NE
001	407780	0245	5/21/09	\$350,000	\$284,000	1780	7	1948	Avg	9744	N	N	4230 NE 110TH ST
001	407780	0245	3/23/11	\$325,000	\$307,000	1780	7	1948	Avg	9744	N	N	4230 NE 110TH ST
001	890250	0280	11/19/10	\$285,000	\$262,000	1810	7	1924	Fair	12947	N	N	11038 28TH AVE NE
001	407780	0249	5/24/10	\$410,000	\$363,000	1920	7	1988	Avg	7200	Y	N	11059 SAND POINT WAY NE
001	399270	0006	11/16/09	\$450,000	\$382,000	1950	7	1965	Avg	9294	N	N	11548 35TH AVE NE
001	407780	0538	1/26/09	\$410,000	\$324,000	1950	7	1970	Avg	12613	N	N	3539 NE 113TH ST
001	766370	0974	7/16/11	\$289,000	\$279,000	1958	7	2010	Avg	1891	N	N	14015 D 35TH AVE NE
001	766370	0975	7/25/11	\$281,000	\$272,000	1958	7	2010	Avg	1902	N	N	14015 E 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	407780	0248	7/22/11	\$457,532	\$443,000	2420	7	1947	VGood	7214	N	N	4231 NE 113TH ST
001	407780	0437	10/5/09	\$325,000	\$273,000	1010	8	1951	Good	7200	N	N	4034 NE 110TH ST
001	882290	1161	9/26/11	\$253,800	\$249,000	1070	8	2009	Avg	1254	N	N	12022 C 32ND AVE NE
001	882290	1162	8/30/11	\$244,800	\$239,000	1070	8	2009	Avg	937	N	N	12022 B 32ND AVE NE
001	882290	1163	12/21/11	\$242,800	\$242,000	1070	8	2009	Avg	1244	N	N	12022 A 32ND AVE NE
001	375300	0060	3/19/10	\$315,000	\$275,000	1076	8	2009	Avg	1014	N	N	12309 SAND POINT WAY NE
001	145360	2432	2/12/10	\$289,900	\$251,000	1080	8	2008	Avg	1633	N	N	12548 D 35TH AVE NE
001	145360	2426	3/1/10	\$288,000	\$250,000	1080	8	2008	Avg	1043	N	N	12548 A 35TH AVE NE
001	145360	2431	2/23/10	\$284,900	\$247,000	1080	8	2008	Avg	1343	N	N	12548 C 35TH AVE NE
001	145360	2430	4/19/10	\$279,900	\$246,000	1080	8	2008	Avg	1332	N	N	12546 D 35TH AVE NE
001	145360	2425	2/19/10	\$279,000	\$242,000	1080	8	2008	Avg	4189	N	N	12548 B 35TH AVE NE
001	145360	2429	2/22/10	\$275,900	\$239,000	1080	8	2008	Avg	1339	N	N	12546 C 35TH AVE NE
001	145360	2427	6/7/10	\$268,000	\$238,000	1080	8	2008	Avg	1020	N	N	12546 A 35TH AVE NE
001	145360	2428	6/1/10	\$265,000	\$235,000	1080	8	2008	Avg	1013	N	N	12546 B 35TH AVE NE
001	399270	0256	11/5/09	\$425,000	\$359,000	1130	8	1946	VGood	7620	N	N	11521 39TH AVE NE
001	882290	1220	7/20/11	\$250,000	\$242,000	1220	8	2006	Avg	1109	N	N	12049 A 33RD AVE NE
001	375300	0050	2/24/10	\$330,000	\$286,000	1223	8	2009	Avg	1406	N	N	12307 SAND POINT WAY NE
001	375300	0020	10/12/10	\$315,000	\$287,000	1269	8	2009	Avg	1939	N	N	4028 NE 123RD ST
001	375300	0040	5/16/10	\$348,500	\$308,000	1286	8	2009	Avg	964	N	N	12305 SAND POINT WAY NE
001	375300	0030	2/25/10	\$330,000	\$286,000	1296	8	2009	Avg	1051	N	N	12303 SAND POINT WAY NE
001	882290	1165	10/20/11	\$252,300	\$249,000	1320	8	2009	Avg	1159	N	N	12026 A 32ND AVE NE
001	882290	1175	11/18/11	\$234,800	\$233,000	1320	8	2010	Avg	1161	N	N	12020 A 32ND AVE NE
001	882290	1252	6/28/11	\$249,950	\$241,000	1350	8	2007	Avg	1239	N	N	12052 A 33RD AVE NE
001	407780	0512	2/9/09	\$470,000	\$373,000	1460	8	1969	Avg	8710	N	N	11038 39TH AVE NE
001	407780	0506	2/26/09	\$530,000	\$422,000	1480	8	1919	Avg	12000	N	N	3924 NE 110TH ST
001	375300	0080	10/26/10	\$350,000	\$320,000	1505	8	2009	Avg	1016	N	N	12313 SAND POINT WAY NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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
001	375300	0070	10/5/10	\$350,000	\$319,000	1516	8	2009	Avg	1882	N	N	12315 SAND POINT WAY NE
001	375300	0100	6/7/11	\$355,000	\$341,000	1520	8	2009	Avg	1884	N	N	4024 NE 123RD ST
001	375300	0100	4/11/11	\$274,000	\$260,000	1520	8	2009	Avg	1884	N	N	4024 NE 123RD ST
001	882090	0296	1/9/09	\$530,000	\$417,000	1540	8	2008	Avg	7203	N	N	12336 40TH AVE NE
001	882090	0295	12/3/09	\$470,000	\$400,000	1540	8	2008	Avg	7590	N	N	12340 40TH AVE NE
001	375300	0090	4/7/10	\$365,000	\$320,000	1554	8	2009	Avg	1292	N	N	12311 SAND POINT WAY NE
001	407780	0547	12/15/10	\$425,000	\$393,000	1590	8	1984	Good	9480	N	N	11031 38TH AVE NE
001	375300	0010	3/1/11	\$325,000	\$306,000	1606	8	2009	Avg	1452	N	N	4020 NE 123RD ST
001	393590	0316	11/15/11	\$384,000	\$380,000	1650	8	1947	VGood	8760	N	N	11344 38TH AVE NE
001	663590	0016	8/4/11	\$445,000	\$432,000	2080	8	1957	Avg	10177	N	N	3412 NE 115TH ST
001	393590	0317	2/22/11	\$500,000	\$469,000	2340	8	2010	Avg	4380	N	N	11344 38TH AVE NE
001	932480	0406	3/25/10	\$579,950	\$506,000	2420	8	2010	Avg	4052	N	N	14349 37TH AVE NE
001	882090	3559	6/22/09	\$565,000	\$463,000	2680	8	2008	Avg	3806	N	N	3630 NE 117TH ST
001	383400	0260	4/8/09	\$575,000	\$463,000	2830	8	2008	Avg	6788	N	N	13754 37TH AVE NE
001	932480	0220	2/26/09	\$520,000	\$414,000	1590	9	2003	Avg	8127	N	N	14048 36TH AVE NE
001	145410	0365	9/9/09	\$570,000	\$476,000	2200	9	1995	Avg	11401	N	N	13214 37TH AVE NE
001	407780	0511	9/18/09	\$631,500	\$528,000	2550	9	2006	Avg	7700	N	N	11045 40TH AVE NE
001	393590	0335	10/25/10	\$635,000	\$581,000	2670	9	2010	Avg	8100	N	N	11339 40TH AVE NE
001	344800	2122	8/17/11	\$585,000	\$569,000	2950	9	2003	Avg	4924	N	N	3208 NE 115TH ST
001	407780	0421	8/23/11	\$640,111	\$624,000	3270	9	2005	Avg	6100	N	N	4016 NE 110TH ST
001	344800	1990	6/20/11	\$500,000	\$481,000	3160	10	2001	Avg	6710	N	N	3008 NE 115TH ST
003	256880	0281	2/17/09	\$360,000	\$286,000	720	6	1945	VGood	6019	Y	N	3041 NE 103RD ST
003	156610	0405	8/22/11	\$239,000	\$233,000	740	6	1947	Avg	8331	N	N	2715 NE 96TH ST
003	167540	0040	7/30/09	\$345,000	\$285,000	790	6	1947	Avg	8100	N	N	9515 45TH AVE NE
003	167540	0045	1/22/09	\$365,000	\$288,000	830	6	1947	Avg	8100	N	N	9509 45TH AVE NE
003	955420	0120	3/2/11	\$278,000	\$261,000	860	6	1929	Good	6879	N	N	3247 NE 98TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	805850	0014	5/11/09	\$250,000	\$203,000	880	6	1933	Avg	7399	N	N	10703 28TH AVE NE
003	282604	9055	3/23/10	\$379,200	\$331,000	920	6	1924	Good	8308	N	N	10501 RAVENNA AVE NE
003	955420	0005	5/27/09	\$339,950	\$277,000	990	6	1941	VGood	6393	N	N	3261 NE 98TH ST
003	054300	0020	12/9/10	\$254,500	\$235,000	990	6	1947	Avg	6096	N	N	9608 40TH AVE NE
003	156610	0735	9/20/11	\$258,500	\$253,000	990	6	1951	Avg	8274	N	N	2749 NE 100TH ST
003	332604	9003	4/4/11	\$335,000	\$317,000	1270	6	1948	Avg	9005	N	N	9825 32ND AVE NE
003	256830	0147	11/2/09	\$353,500	\$299,000	1320	6	1941	VGood	3220	N	N	10057 29TH AVE NE
003	332604	9072	9/23/11	\$349,000	\$342,000	800	7	1951	VGood	6822	Y	N	3027 NE 100TH ST
003	156610	0485	6/9/11	\$295,800	\$284,000	810	7	1952	Avg	8356	N	N	2710 NE 95TH ST
003	955320	0230	4/1/09	\$385,000	\$309,000	860	7	1940	VGood	5628	N	N	3207 NE 97TH ST
003	256830	0152	4/22/10	\$305,500	\$268,000	870	7	1953	Avg	8250	N	N	10347 RAVENNA AVE NE
003	633500	0040	4/4/11	\$331,000	\$313,000	900	7	1951	Good	8144	N	N	10540 41ST PL NE
003	864750	0050	10/6/11	\$330,000	\$324,000	910	7	1942	Avg	9199	N	N	3261 NE 100TH ST
003	256830	0206	11/19/09	\$309,000	\$262,000	920	7	1931	Avg	7090	N	N	10003 RAVENNA AVE NE
003	407780	0325	2/9/09	\$295,000	\$234,000	940	7	1954	Good	5880	N	N	10726 BARTLETT AVE NE
003	256830	0146	10/11/11	\$325,000	\$320,000	990	7	1934	Good	4817	N	N	2753 NE 103RD ST
003	156610	0425	5/15/09	\$353,000	\$287,000	1030	7	1952	Avg	8343	N	N	2739 NE 96TH ST
003	514400	0005	7/23/09	\$359,000	\$296,000	1050	7	1954	Good	7440	N	N	10811 27TH AVE NE
003	514400	0055	12/7/11	\$328,000	\$326,000	1050	7	1954	Avg	5700	N	N	2539 NE 108TH PL
003	945520	0115	3/6/10	\$411,500	\$358,000	1050	7	1937	VGood	7800	N	N	10329 38TH AVE NE
003	514400	0036	4/8/11	\$290,000	\$275,000	1050	7	1954	Avg	9206	N	N	2523 NE 108TH PL
003	256830	0132	11/12/09	\$455,000	\$385,000	1060	7	1926	VGood	5455	N	N	2751 NE 103RD ST
003	407320	0010	6/12/09	\$357,500	\$292,000	1060	7	1915	VGood	3600	N	N	4607 NE 97TH ST
003	407430	0400	9/2/11	\$309,000	\$302,000	1060	7	1950	Avg	9000	N	N	4515 NE 97TH ST
003	945520	0295	6/12/09	\$400,000	\$327,000	1070	7	1982	Good	7800	N	N	3909 NE 105TH ST
003	407780	0308	3/9/10	\$427,500	\$372,000	1090	7	1941	Good	9000	N	N	10738 ALTON AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	945520	0790	10/7/09	\$370,000	\$311,000	1110	7	1954	Good	5100	N	N	10053 36TH AVE NE
003	167540	0030	6/7/10	\$455,000	\$404,000	1120	7	1947	Good	8100	N	N	9525 45TH AVE NE
003	282604	9148	5/10/11	\$340,000	\$324,000	1120	7	1954	Avg	7752	N	N	2813 NE 110TH ST
003	407320	0228	6/22/09	\$315,000	\$258,000	1140	7	1951	Avg	7200	N	N	10311 SAND POINT WAY NE
003	342604	9117	7/23/10	\$379,000	\$340,000	1150	7	1948	Avg	8220	N	N	3527 NE 96TH ST
003	256830	0133	2/18/09	\$430,000	\$342,000	1160	7	1961	Avg	7435	N	N	10051 29TH AVE NE
003	256880	0323	6/16/11	\$380,000	\$365,000	1160	7	1975	Good	9522	N	N	3002 NE 100TH ST
003	945520	0140	3/5/10	\$365,000	\$317,000	1180	7	1948	Avg	7800	N	N	3620 NE 103RD ST
003	520820	0175	4/18/11	\$499,000	\$474,000	1190	7	1960	VGood	8098	N	N	9727 45TH AVE NE
003	945520	0705	3/21/11	\$392,000	\$370,000	1200	7	1955	Good	7800	N	N	10046 35TH AVE NE
003	156610	0530	11/4/09	\$369,000	\$312,000	1220	7	1954	Avg	8326	N	N	2745 NE 97TH ST
003	407780	0311	2/9/09	\$300,000	\$238,000	1230	7	1953	Avg	5400	N	N	10750 BARTLETT AVE NE
003	945520	0655	12/9/10	\$300,000	\$277,000	1230	7	1947	Avg	8060	N	N	10017 38TH AVE NE
003	800150	0020	10/15/09	\$475,000	\$400,000	1250	7	1957	VGood	7998	N	N	10624 ALTON PL NE
003	167540	0002	4/7/10	\$415,000	\$363,000	1270	7	1986	Avg	7221	N	N	9559 45TH AVE NE
003	256880	0101	7/15/09	\$375,000	\$309,000	1270	7	1950	VGood	8974	N	N	3241 NE 105TH ST
003	637000	0045	7/23/09	\$290,000	\$239,000	1280	7	1955	Avg	6870	N	N	10524 27TH AVE NE
003	156610	0475	9/11/10	\$340,000	\$308,000	1280	7	1992	Avg	7201	N	N	2720 NE 95TH ST
003	156610	0035	6/14/11	\$332,500	\$319,000	1290	7	1953	Avg	8244	N	N	2607 NE 100TH ST
003	272604	9131	2/27/09	\$420,000	\$335,000	1300	7	1958	Avg	7550	N	N	10556 41ST PL NE
003	407780	0390	4/10/09	\$299,000	\$241,000	1300	7	1954	Avg	8400	N	N	4210 NE 105TH ST
003	520820	0190	6/21/11	\$440,000	\$423,000	1310	7	1961	Avg	9448	N	N	9707 45TH AVE NE
003	272604	9075	4/30/09	\$396,500	\$321,000	1320	7	1946	Avg	7966	N	N	4048 NE 109TH ST
003	945520	0610	2/16/11	\$295,700	\$277,000	1320	7	1954	Avg	7800	N	N	10040 36TH AVE NE
003	540810	0035	3/17/10	\$358,000	\$312,000	1340	7	1953	Avg	7260	N	N	10014 31ST AVE NE
003	156610	0570	11/18/09	\$410,000	\$348,000	1340	7	1928	VGood	9282	N	N	2728 NE 96TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(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	311960	0090	12/28/09	\$335,000	\$287,000	1350	7	1974	Avg	7654	N	N	10732 28TH AVE NE
003	156610	0775	6/1/10	\$395,000	\$350,000	1380	7	1996	Avg	7335	N	N	2712 NE 98TH ST
003	945520	0055	12/14/10	\$440,000	\$407,000	1380	7	1979	Good	7800	N	N	10319 36TH AVE NE
003	342604	9076	5/25/10	\$559,000	\$495,000	1410	7	1952	VGood	8211	N	N	3549 NE 96TH ST
003	955420	0060	5/10/11	\$330,000	\$315,000	1420	7	1949	Avg	6787	N	N	3228 NE 97TH ST
003	282604	9185	3/6/09	\$375,000	\$299,000	1430	7	1909	Good	12253	N	N	2515 NE 107TH ST
003	282604	9185	6/24/11	\$344,000	\$331,000	1430	7	1909	Good	12253	N	N	2515 NE 107TH ST
003	156610	0045	6/2/09	\$376,600	\$307,000	1440	7	1952	Good	8249	N	N	2623 NE 100TH ST
003	407430	0015	10/25/11	\$354,000	\$349,000	1440	7	1986	Avg	3075	N	N	9748 45TH AVE NE
003	156610	0265	8/18/09	\$376,500	\$313,000	1460	7	1954	Avg	8305	N	N	2532 NE 96TH ST
003	256830	0038	5/27/10	\$353,000	\$313,000	1500	7	1949	Avg	11084	N	N	10306 RAVENNA AVE NE
003	407430	0345	7/21/09	\$388,000	\$320,000	1520	7	1983	Avg	3600	N	N	9530 B 45TH AVE NE
003	342604	9096	12/16/09	\$425,000	\$363,000	1530	7	1985	Avg	7860	N	N	3823 NE 96TH ST
003	800150	0036	6/4/10	\$515,000	\$457,000	1540	7	1957	VGood	10642	Y	N	10605 ALTON PL NE
003	407380	0070	11/20/09	\$462,500	\$393,000	1600	7	1984	Avg	4800	N	N	10329 46TH AVE NE
003	282604	9235	12/12/11	\$315,000	\$314,000	1640	7	1982	Avg	7331	N	N	2713 NE 106TH PL
003	407780	0386	5/4/09	\$450,000	\$364,000	1730	7	1990	Avg	7257	N	N	10539 ALTON AVE NE
003	262960	0020	6/10/11	\$452,000	\$434,000	1750	7	2007	Avg	6169	N	N	9525 40TH AVE NE
003	256830	0183	3/9/09	\$375,000	\$299,000	1760	7	1965	Avg	10568	N	N	10301 RAVENNA AVE NE
003	282604	9126	9/24/10	\$345,000	\$314,000	1760	7	1949	Avg	7280	N	N	2527 NE 110TH ST
003	156610	0781	7/28/10	\$360,000	\$323,000	1890	7	1947	Good	7515	N	N	2700 NE 98TH ST
003	256830	0150	12/16/11	\$355,000	\$354,000	1910	7	1953	Avg	6355	N	N	2705 NE 105TH ST
003	407320	0109	3/24/10	\$313,500	\$274,000	1930	7	1947	Avg	7200	N	N	9731 SAND POINT WAY NE
003	272604	9145	11/2/11	\$385,000	\$380,000	1950	7	1960	VGood	7698	N	N	3509 NE 110TH ST
003	342604	9160	4/15/09	\$560,000	\$451,000	3070	7	1937	Good	8315	N	N	9703 40TH AVE NE
003	407780	0343	8/27/09	\$485,100	\$404,000	880	8	2009	Avg	11250	N	N	10611 SAND POINT WAY NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	342604	9149	12/1/10	\$279,000	\$257,000	920	8	1955	Avg	8293	N	N	3516 NE 96TH ST
003	407380	0270	6/15/10	\$487,500	\$434,000	1060	8	1979	Avg	7200	N	N	10035 46TH AVE NE
003	945520	0525	8/15/11	\$421,026	\$410,000	1150	8	1970	Avg	7800	N	N	10020 38TH AVE NE
003	407430	0185	4/28/10	\$390,000	\$343,000	1190	8	1954	Avg	6000	N	N	9743 46TH AVE NE
003	407430	0155	3/12/10	\$400,000	\$348,000	1190	8	1955	Good	7200	N	N	9729 46TH AVE NE
003	955320	0210	9/7/11	\$383,500	\$375,000	1240	8	1946	Good	5635	Y	N	3203 NE 97TH ST
003	541850	0320	9/29/11	\$480,000	\$471,000	1310	8	1972	Avg	7742	N	N	9811 43RD PL NE
003	342604	9170	3/29/10	\$525,000	\$459,000	1340	8	1958	VGood	6000	N	N	3552 NE 96TH ST
003	272604	9039	8/22/09	\$489,950	\$407,000	1390	8	1920	VGood	8081	N	N	4053 NE 109TH ST
003	541820	0025	8/19/11	\$449,900	\$438,000	1390	8	1960	Avg	10383	N	N	4100 NE 103RD PL
003	256880	0221	11/15/11	\$396,000	\$392,000	1390	8	1966	Avg	7345	N	N	3233 NE 103RD ST
003	272604	9119	12/14/09	\$514,000	\$439,000	1400	8	1973	Good	7224	N	N	10715 38TH AVE NE
003	156610	0685	11/18/09	\$470,000	\$399,000	1400	8	1951	Avg	8295	N	N	2708 NE 97TH ST
003	342604	9111	8/4/10	\$540,000	\$485,000	1420	8	1961	VGood	9158	N	N	3816 NE 97TH ST
003	256880	0193	11/3/10	\$345,000	\$316,000	1430	8	1957	Avg	11223	N	N	10313 35TH AVE NE
003	342604	9154	2/14/11	\$580,000	\$544,000	1450	8	1955	VGood	8359	Y	N	3826 NE 96TH ST
003	541850	0480	11/12/09	\$541,000	\$458,000	1490	8	1968	Good	7350	N	N	10016 41ST AVE NE
003	407430	0200	8/29/11	\$385,000	\$376,000	1490	8	1954	Avg	6600	N	N	9753 46TH AVE NE
003	256830	0085	7/20/10	\$432,500	\$388,000	1520	8	1980	Avg	10663	N	N	10040 RAVENNA AVE NE
003	945520	0200	12/15/09	\$540,000	\$461,000	1540	8	1965	VGood	7800	N	N	10344 38TH AVE NE
003	945520	0205	8/31/09	\$435,000	\$362,000	1540	8	2004	Avg	7800	N	N	10340 38TH AVE NE
003	156610	0165	7/26/10	\$374,950	\$336,000	1540	8	1930	Avg	8279	N	N	2532 NE 97TH ST
003	541850	0590	9/21/11	\$425,000	\$417,000	1540	8	1972	Avg	9619	N	N	9632 42ND AVE NE
003	945520	0385	11/3/11	\$342,250	\$338,000	1560	8	1964	Avg	6635	N	N	10421 40TH AVE NE
003	407780	0376	7/21/09	\$518,000	\$427,000	1580	8	1960	Avg	7781	N	N	4531 NE 106TH ST
003	541850	0020	4/14/11	\$395,000	\$375,000	1580	8	1970	Avg	7841	N	N	10300 40TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	256880	0230	9/29/11	\$504,000	\$495,000	1600	8	1950	Avg	12609	N	N	3223 NE 103RD ST
003	541820	0210	10/6/09	\$547,000	\$459,000	1620	8	1959	VGood	8032	N	N	10367 44TH AVE NE
003	256880	0091	10/16/09	\$470,000	\$396,000	1640	8	1947	Avg	7095	N	N	3258 NE 104TH ST
003	256880	0322	3/18/10	\$575,000	\$501,000	1670	8	1975	Good	9936	N	N	3000 NE 100TH ST
003	541850	0080	5/27/09	\$585,000	\$476,000	1770	8	1968	Avg	7892	N	N	10030 43RD PL NE
003	541820	0130	7/16/09	\$600,000	\$494,000	1800	8	1961	Good	8768	N	N	4218 NE 103RD PL
003	520820	0200	11/19/11	\$450,000	\$446,000	1800	8	1987	Good	7202	N	N	9701 45TH AVE NE
003	945520	0472	5/22/11	\$340,000	\$325,000	1880	8	1968	Avg	6322	N	N	10047 40TH AVE NE
003	407780	0296	12/9/09	\$390,000	\$332,000	1980	8	1952	Avg	7200	N	N	10759 SAND POINT WAY NE
003	858240	0030	7/27/09	\$480,000	\$396,000	2030	8	1957	Avg	10941	N	N	3833 NE 98TH ST
003	407320	0231	6/17/11	\$292,000	\$281,000	2040	8	1952	VGood	7200	N	N	4602 NE 103RD ST
003	256880	0123	3/8/11	\$467,500	\$440,000	2110	8	1950	Avg	7996	N	N	3222 NE 104TH ST
003	272604	9192	12/9/11	\$377,500	\$376,000	2160	8	2008	Avg	2051	N	N	3503 NE 110TH ST
003	945520	0390	7/15/09	\$640,000	\$527,000	2190	8	1975	Good	7800	N	N	3909 NE 103RD ST
003	541820	0135	3/1/10	\$498,625	\$433,000	2300	8	1960	Avg	7808	N	N	4210 NE 103RD PL
003	541850	0980	1/2/11	\$476,500	\$443,000	2300	8	1965	Avg	8660	N	N	9707 41ST PL NE
003	407320	0195	12/18/09	\$591,700	\$505,000	2310	8	1996	Avg	8410	N	N	10351 SAND POINT WAY NE
003	541850	0870	3/15/11	\$545,000	\$514,000	2330	8	1968	Good	7350	N	N	10008 40TH AVE NE
003	407320	0213	8/24/10	\$515,000	\$465,000	3030	8	2008	Avg	6716	N	N	10326 46TH AVE NE
003	407320	0210	8/24/10	\$510,000	\$461,000	3030	8	2008	Avg	6716	N	N	10334 46TH AVE NE
003	407380	0041	8/5/11	\$499,000	\$484,000	1300	9	1978	Good	7200	N	N	10341 46TH AVE NE
003	521020	0074	3/1/10	\$540,000	\$469,000	1890	9	2001	Avg	7200	N	N	4020 NE 95TH ST
003	156610	0630	11/5/10	\$425,000	\$390,000	1900	9	1978	Good	7073	N	N	2743 NE 98TH ST
003	272604	9062	8/17/10	\$653,000	\$589,000	2160	9	2010	Avg	11400	N	N	10532 35TH AVE NE
003	407320	0053	8/24/11	\$757,500	\$738,000	2250	9	2001	Avg	7200	N	N	9530 46TH AVE NE
003	541850	0670	12/28/11	\$629,000	\$629,000	2530	9	1968	Good	7350	N	N	10045 41ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	521020	0078	6/16/11	\$535,000	\$514,000	2540	9	2001	Avg	7910	N	N	4028 NE 95TH ST
003	282604	9039	12/29/10	\$580,000	\$538,000	2750	9	2002	Avg	16230	N	N	10520 RAVENNA AVE NE
003	955320	0133	6/2/11	\$710,000	\$680,000	2760	9	2007	Avg	6817	N	N	3021 NE 97TH ST
003	945520	0145	4/30/09	\$865,000	\$700,000	2870	9	2008	Avg	7800	N	N	10313 38TH AVE NE
003	256830	0137	8/25/09	\$675,000	\$561,000	3040	9	2004	Avg	7472	N	N	2743 B NE 103RD ST
007	145360	0244	12/10/10	\$222,000	\$205,000	490	6	1930	Good	7204	N	N	3109 NE 133RD ST
007	212604	9032	8/3/11	\$317,000	\$308,000	710	6	1936	VGood	9417	N	N	2520 NE 130TH ST
007	638150	0245	6/23/09	\$330,000	\$270,000	720	6	1944	Avg	7944	N	N	14305 24TH AVE NE
007	638150	0435	2/24/11	\$297,000	\$279,000	720	6	1944	VGood	7506	N	N	14040 24TH AVE NE
007	638150	0735	2/12/10	\$335,500	\$290,000	750	6	1944	Avg	7085	N	N	14028 23RD AVE NE
007	663230	0006	1/25/10	\$271,000	\$233,000	770	6	1949	Avg	6939	N	N	13704 17TH AVE NE
007	113300	0271	7/16/09	\$312,000	\$257,000	780	6	1935	Good	10222	N	N	13022 15TH AVE NE
007	638150	1220	10/21/09	\$326,000	\$275,000	800	6	1946	Good	7504	N	N	13725 23RD PL NE
007	212604	9093	12/19/11	\$225,000	\$224,000	850	6	1941	Avg	5100	N	N	12549 25TH AVE NE
007	766370	0494	3/25/09	\$294,555	\$236,000	880	6	1939	Good	5588	N	N	2704 NE 143RD ST
007	638150	2005	11/17/10	\$351,700	\$323,000	890	6	1947	VGood	6910	N	N	13527 23RD AVE NE
007	638150	1940	11/15/11	\$260,000	\$258,000	930	6	1949	Good	7960	N	N	13554 22ND AVE NE
007	638150	0920	4/19/11	\$359,950	\$342,000	960	6	1944	Avg	9733	N	N	2100 NE 140TH ST
007	638150	1015	9/22/09	\$340,000	\$285,000	1050	6	1951	Good	5000	N	N	2016 NE 137TH ST
007	382220	0090	8/23/10	\$285,000	\$257,000	1060	6	1951	Avg	7292	N	N	2744 NE 135TH ST
007	663230	0091	6/14/11	\$265,000	\$255,000	1080	6	1949	Avg	10662	N	N	14005 19TH AVE NE
007	382220	0145	3/31/10	\$255,250	\$223,000	1120	6	1942	Avg	9150	N	N	13723 30TH AVE NE
007	383450	0295	8/8/11	\$250,000	\$243,000	1120	6	1952	Avg	8403	N	N	12746 26TH AVE NE
007	212604	9230	3/4/11	\$215,000	\$202,000	1120	6	1946	Avg	10199	N	N	13306 20TH AVE NE
007	145360	0363	5/4/10	\$339,000	\$299,000	1140	6	1928	VGood	8520	N	N	3010 NE 130TH ST
007	113300	0516	1/13/11	\$180,000	\$168,000	1150	6	1936	Avg	6886	N	N	1908 NE 130TH PL

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Area 8
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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	383450	0250	2/14/11	\$230,000	\$216,000	1280	6	1931	Avg	8417	N	N	12709 27TH AVE NE
007	638150	0530	11/23/11	\$285,000	\$283,000	1460	6	1944	VGood	6715	N	N	14062 23RD PL NE
007	685570	0070	3/13/09	\$395,000	\$316,000	1780	6	1952	Good	8840	N	N	1728 NE 136TH ST
007	638150	0860	4/20/11	\$265,000	\$252,000	1910	6	1945	Avg	9600	N	N	14058 20TH AVE NE
007	638150	2140	5/28/09	\$360,000	\$293,000	1930	6	1949	Avg	6608	N	N	2020 NE 135TH PL
007	227150	0040	4/28/10	\$325,000	\$286,000	840	7	1948	Good	8426	N	N	1025 NE 133RD ST
007	227150	0040	12/22/09	\$260,000	\$222,000	840	7	1948	Good	8426	N	N	1025 NE 133RD ST
007	274460	0015	11/20/09	\$300,000	\$255,000	860	7	1950	Good	7020	N	N	2605 NE 145TH ST
007	382220	0126	7/24/09	\$280,000	\$231,000	860	7	1947	Good	9263	N	N	13740 27TH AVE NE
007	113300	0391	8/11/09	\$338,000	\$280,000	880	7	1954	Good	5902	N	N	1732 NE BROCKMAN PL
007	070500	0155	4/17/09	\$318,000	\$256,000	890	7	1950	Good	6000	N	N	2541 NE 134TH ST
007	145360	0381	8/16/10	\$302,500	\$273,000	890	7	1942	Avg	11760	N	N	13013 31ST AVE NE
007	145360	0380	5/14/10	\$289,000	\$255,000	900	7	1932	Avg	10516	N	N	13020 30TH AVE NE
007	641410	0293	4/25/11	\$245,500	\$233,000	900	7	1947	Good	6187	N	N	12506 12TH AVE NE
007	382170	0020	10/14/10	\$210,000	\$192,000	900	7	1949	Avg	9000	N	N	13736 30TH AVE NE
007	766370	0521	6/19/09	\$260,000	\$213,000	920	7	1926	Avg	8630	N	N	2548 NE 143RD ST
007	212604	9071	8/27/10	\$365,000	\$330,000	920	7	1941	VGood	8017	N	N	12513 22ND AVE NE
007	685570	0035	8/24/09	\$328,000	\$273,000	940	7	1951	Good	8874	N	N	1719 NE 137TH ST
007	113300	0007	8/13/09	\$235,000	\$195,000	940	7	1954	Avg	5624	N	N	12506 19TH AVE NE
007	113300	0531	4/21/11	\$235,000	\$223,000	960	7	1965	Avg	9500	N	N	13028 19TH AVE NE
007	638150	1126	8/25/09	\$326,700	\$272,000	980	7	1952	Good	6696	N	N	13714 22ND AVE NE
007	145360	0181	3/17/10	\$255,000	\$222,000	1010	7	1955	Avg	5760	N	N	13336 30TH AVE NE
007	145360	0181	12/6/11	\$249,950	\$249,000	1010	7	1955	Avg	5760	N	N	13336 30TH AVE NE
007	442710	0065	3/15/10	\$340,000	\$296,000	1030	7	1953	Good	6240	N	N	13538 15TH PL NE
007	663230	0051	11/9/11	\$360,000	\$356,000	1030	7	1936	Avg	11381	N	N	13746 19TH AVE NE
007	638150	0760	5/8/09	\$372,000	\$301,000	1040	7	1948	Avg	9699	N	N	14002 23RD AVE NE

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Area 8
(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	663230	0477	10/6/11	\$283,450	\$279,000	1040	7	1959	Avg	7288	N	N	1600 NE 137TH ST
007	382220	0011	6/27/09	\$347,500	\$285,000	1050	7	1955	Avg	9000	N	N	13320 27TH AVE NE
007	766370	0700	8/10/11	\$237,000	\$230,000	1050	7	1949	Avg	8409	N	N	14044 27TH AVE NE
007	766370	0591	12/28/09	\$319,000	\$273,000	1060	7	1953	Avg	9364	N	N	14053 26TH AVE NE
007	113300	0040	5/7/09	\$377,500	\$306,000	1070	7	1939	Good	11939	N	N	12541 20TH AVE NE
007	566710	0015	3/5/10	\$332,500	\$289,000	1070	7	1953	Good	6611	N	N	1010 NE 126TH ST
007	663230	0130	11/15/10	\$332,500	\$306,000	1070	7	2010	Avg	6825	N	N	14056 19TH AVE NE
007	113300	0065	9/2/09	\$278,000	\$232,000	1080	7	1939	Avg	9804	N	N	1716 NE 125TH ST
007	145360	0201	3/31/10	\$300,000	\$262,000	1080	7	1959	Avg	8270	N	N	13347 31ST AVE NE
007	638150	1500	9/29/09	\$360,000	\$302,000	1090	7	1950	Good	8799	N	N	2615 NE 140TH ST
007	425090	0100	4/19/10	\$408,000	\$358,000	1100	7	1956	Avg	8170	N	N	2400 NE 133RD ST
007	437320	0056	4/25/11	\$395,000	\$376,000	1100	7	1947	Avg	7461	N	N	1018 NE 133RD ST
007	750870	0075	11/23/09	\$350,000	\$297,000	1100	7	1959	Avg	8367	N	N	13002 14TH PL NE
007	638150	1545	5/25/10	\$305,000	\$270,000	1100	7	1949	Avg	7151	N	N	13729 27TH AVE NE
007	212604	9111	5/10/10	\$355,000	\$313,000	1100	7	1959	Avg	8190	N	N	13021 23RD PL NE
007	638150	2090	6/17/09	\$440,000	\$360,000	1100	7	1950	VGood	6199	N	N	13511 22ND AVE NE
007	766370	0782	8/13/09	\$375,000	\$311,000	1100	7	1961	Avg	10060	N	N	2744 NE 140TH ST
007	070500	0080	8/18/10	\$295,000	\$266,000	1120	7	1950	Avg	9800	N	N	13416 26TH AVE NE
007	442710	0175	10/14/09	\$305,150	\$257,000	1130	7	1953	Avg	6240	N	N	13510 16TH AVE NE
007	202604	9176	9/22/09	\$272,500	\$228,000	1150	7	2000	Avg	2210	N	N	1211 NE 135TH ST
007	212604	9212	4/4/11	\$402,700	\$381,000	1150	7	1955	VGood	7200	N	N	13030 26TH AVE NE
007	382220	0137	3/10/11	\$345,000	\$325,000	1150	7	1956	Good	7656	N	N	2818 NE 137TH ST
007	202604	9178	12/6/10	\$195,000	\$180,000	1150	7	2000	Avg	1272	N	N	1213 B NE 135TH ST
007	442710	0225	11/17/09	\$320,000	\$271,000	1160	7	1953	Avg	6138	N	N	13559 17TH AVE NE
007	638150	1515	3/21/11	\$285,000	\$269,000	1170	7	1947	Good	6094	N	N	2604 NE 137TH ST
007	070500	0020	9/27/11	\$309,950	\$304,000	1190	7	1950	Avg	8151	N	N	13416 25TH AVE NE

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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	766370	0623	5/7/10	\$300,000	\$264,000	1190	7	1953	Avg	9364	N	N	14019 26TH AVE NE
007	638150	2015	3/22/11	\$335,000	\$316,000	1200	7	1958	Avg	5195	N	N	13539 23RD AVE NE
007	766370	0664	12/9/11	\$236,500	\$235,000	1200	7	1953	Avg	7808	N	N	14026 26TH AVE NE
007	212604	9045	4/12/11	\$335,000	\$318,000	1210	7	1951	Avg	7200	N	N	13041 25TH AVE NE
007	113300	0344	3/23/09	\$376,700	\$302,000	1220	7	1980	Avg	7976	N	N	1502 NE BROCKMAN PL
007	178760	0095	10/5/09	\$296,000	\$249,000	1220	7	1952	Avg	9000	N	N	511 NE 131ST PL
007	766370	0513	8/5/09	\$339,000	\$281,000	1220	7	1952	Avg	9028	N	N	14326 26TH AVE NE
007	212604	9128	4/29/10	\$309,000	\$272,000	1220	7	1959	Good	6001	N	N	13302 20TH AVE NE
007	641410	0432	10/23/09	\$298,000	\$251,000	1240	7	1947	Avg	12058	N	N	1235 NE 130TH ST
007	442660	0060	9/2/11	\$275,000	\$268,000	1250	7	1952	Avg	7041	N	N	12716 23RD AVE NE
007	113300	0495	5/21/09	\$400,000	\$325,000	1260	7	1969	Good	7350	N	N	12745 20TH AVE NE
007	212604	9014	6/21/11	\$295,000	\$284,000	1260	7	1972	Good	8550	N	N	13026 27TH AVE NE
007	442710	0100	3/9/09	\$299,500	\$239,000	1270	7	1953	Avg	7200	N	N	13513 16TH AVE NE
007	638150	0890	8/16/10	\$345,000	\$311,000	1280	7	1953	Good	9600	N	N	14022 20TH AVE NE
007	113300	0146	3/30/09	\$410,000	\$329,000	1290	7	1936	Good	7206	N	N	12545 19TH AVE NE
007	382170	0033	5/10/09	\$283,000	\$229,000	1290	7	2008	Avg	1351	N	N	3016 A NE 137TH ST
007	382170	0038	3/6/09	\$279,000	\$223,000	1290	7	2008	Avg	1112	N	N	3014 A NE 137TH ST
007	382170	0034	1/26/09	\$275,000	\$217,000	1290	7	2008	Avg	1010	N	N	3016 B NE 137TH ST
007	382170	0044	2/17/09	\$275,000	\$219,000	1290	7	2008	Avg	1090	N	N	3010 B NE 137TH ST
007	382170	0039	7/10/09	\$273,000	\$225,000	1290	7	2008	Avg	1563	N	N	3014 B NE 137TH ST
007	382170	0031	8/10/09	\$270,000	\$224,000	1290	7	2008	Avg	1357	N	N	3010 A NE 137TH ST
007	382170	0043	3/6/09	\$270,000	\$215,000	1290	7	2008	Avg	1115	N	N	3012 A NE 137TH ST
007	212604	9279	4/26/10	\$437,000	\$384,000	1300	7	1972	Avg	7202	N	N	2025 NE 135TH ST
007	442660	0130	5/11/11	\$340,000	\$324,000	1340	7	1952	Avg	9400	N	N	12729 23RD AVE NE
007	638150	1455	6/8/10	\$346,000	\$307,000	1350	7	1954	Avg	5219	N	N	13804 26TH AVE NE
007	663230	0163	7/13/09	\$390,000	\$321,000	1350	7	1960	Good	9748	N	N	14010 19TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	113300	0496	12/14/11	\$214,500	\$214,000	1360	7	1934	Avg	7713	N	N	12955 20TH AVE NE
007	641410	0430	8/19/09	\$355,000	\$295,000	1370	7	1953	Avg	7837	N	N	12317 NE 130TH ST
007	641410	0625	5/28/10	\$430,000	\$381,000	1370	7	1974	VGood	7500	N	N	857 NE 130TH ST
007	145360	0122	7/14/11	\$287,500	\$278,000	1380	7	1926	Avg	8779	N	N	3006 NE 133RD ST
007	766370	0833	7/13/11	\$255,000	\$246,000	1380	7	2011	Avg	1113	N	N	3012 B NE 140TH ST
007	766370	0834	5/11/11	\$236,500	\$226,000	1380	7	2011	Avg	1123	N	N	3014 A NE 140TH ST
007	766370	0835	6/10/11	\$235,000	\$226,000	1380	7	2011	Avg	1107	N	N	3014 B NE 140TH ST
007	145360	0686	9/18/09	\$313,900	\$263,000	1390	7	2004	Avg	1237	N	N	12756 30TH AVE NE
007	145360	0687	3/20/09	\$298,000	\$239,000	1390	7	2004	Avg	1444	N	N	12758 30TH AVE NE
007	145360	0683	6/3/10	\$286,500	\$254,000	1390	7	2004	Avg	1348	N	N	3001 NE 130TH ST
007	113300	0021	6/17/10	\$460,000	\$409,000	1390	7	2007	Avg	9500	N	N	12536 19TH AVE NE
007	382220	0142	11/29/10	\$410,000	\$378,000	1400	7	1999	Avg	6323	N	N	13716 28TH AVE NE
007	638150	0115	8/12/09	\$345,000	\$286,000	1410	7	1955	Good	7482	N	N	14338 22ND AVE NE
007	212604	9154	4/11/11	\$365,000	\$346,000	1410	7	1978	Avg	8148	N	N	13345 22ND AVE NE
007	638150	1595	9/9/09	\$303,000	\$253,000	1410	7	1948	Avg	6780	N	N	2610 NE 136TH ST
007	638150	1560	8/16/10	\$345,000	\$311,000	1420	7	1949	Avg	5001	N	N	2607 NE 137TH ST
007	383450	0592	3/2/09	\$305,000	\$243,000	1420	7	2000	Avg	1285	N	N	12520 A 26TH AVE NE
007	766370	0832	6/3/11	\$255,000	\$244,000	1420	7	2011	Avg	1474	N	N	3012 A NE 140TH ST
007	766370	0837	8/1/11	\$236,500	\$229,000	1420	7	2011	Avg	1514	N	N	3016 B NE 140TH ST
007	766370	0832	6/23/10	\$212,000	\$189,000	1420	7	2011	Avg	1474	N	N	3012 A NE 140TH ST
007	212604	9257	1/28/11	\$259,000	\$242,000	1510	7	1966	Avg	8200	N	N	2301 NE 127TH ST
007	383450	0601	5/6/10	\$299,000	\$264,000	1550	7	2000	Avg	1199	N	N	12524 B 26TH AVE NE
007	202604	9086	1/8/09	\$373,000	\$293,000	1580	7	1950	Good	7780	N	N	13017 11TH AVE NE
007	070500	0175	6/14/10	\$310,000	\$276,000	1580	7	1950	Avg	7000	N	N	2624 NE 133RD ST
007	178760	0096	5/17/10	\$295,000	\$261,000	1600	7	1952	Avg	9000	N	N	519 NE 131ST PL
007	212604	9258	9/2/09	\$399,999	\$333,000	1620	7	1977	Avg	7200	N	N	13022 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	209270	0050	7/21/10	\$329,950	\$296,000	1620	7	1953	Good	8101	N	N	2338 NE 128TH ST
007	638150	0675	2/24/10	\$364,000	\$316,000	1670	7	1944	Good	10495	N	N	14089 24TH AVE NE
007	212604	9132	5/10/10	\$410,000	\$362,000	1710	7	1946	Good	8477	N	N	12525 22ND AVE NE
007	212604	9216	10/13/10	\$297,000	\$271,000	1720	7	1955	Avg	8100	N	N	13309 23RD AVE NE
007	663230	0415	8/22/11	\$295,000	\$287,000	1740	7	1959	Avg	7575	N	N	1526 NE 137TH ST
007	638150	0315	5/19/10	\$516,000	\$456,000	1760	7	1944	VGood	7305	N	N	14329 24TH PL NE
007	663230	0570	10/16/09	\$490,000	\$412,000	1780	7	1929	Avg	34860	N	N	1220 NE 140TH ST
007	113300	0581	6/9/09	\$238,000	\$194,000	1790	7	1940	Fair	10654	N	N	13337 20TH AVE NE
007	766370	0644	4/26/10	\$285,000	\$251,000	1820	7	1951	Avg	8531	N	N	14057 27TH AVE NE
007	209270	0010	2/16/11	\$258,500	\$242,000	1840	7	1953	Avg	8101	N	N	2339 NE 130TH ST
007	070500	0030	9/22/11	\$349,982	\$343,000	1850	7	1951	Avg	7000	N	N	2508 NE 134TH ST
007	766370	0770	4/4/11	\$360,000	\$341,000	1900	7	1977	Good	8897	N	N	14020 28TH AVE NE
007	663230	0082	5/13/09	\$370,000	\$300,000	1970	7	1965	VGood	9746	N	N	13701 20TH AVE NE
007	209270	0060	11/24/10	\$365,000	\$336,000	2020	7	1953	Good	6000	N	N	2333 NE 128TH ST
007	638150	2000	6/24/11	\$400,000	\$385,000	2050	7	1995	Avg	6979	N	N	13519 23RD AVE NE
007	383450	0470	7/12/10	\$377,500	\$338,000	2160	7	1951	Avg	8440	N	N	12508 25TH AVE NE
007	641410	0192	10/7/09	\$446,500	\$375,000	2170	7	1991	Avg	7242	N	N	843 NE 127TH ST
007	070500	0130	12/9/09	\$368,000	\$314,000	900	8	1950	VGood	6000	N	N	2509 NE 134TH ST
007	185470	0065	9/30/09	\$360,000	\$302,000	1010	8	1951	Avg	7200	N	N	541 NE 130TH ST
007	442660	0015	3/24/11	\$389,000	\$367,000	1080	8	2010	Avg	6800	N	N	12810 23RD AVE NE
007	766370	0760	3/22/11	\$265,000	\$250,000	1080	8	1966	Avg	9974	N	N	14026 28TH AVE NE
007	190550	0030	10/20/10	\$344,000	\$314,000	1170	8	1963	Good	7228	N	N	2740 NE 143RD PL
007	185470	0050	7/27/10	\$379,722	\$341,000	1190	8	1952	Avg	7752	N	N	13005 8TH AVE NE
007	113300	0025	7/27/09	\$375,000	\$310,000	1200	8	1965	Avg	9500	N	N	12546 19TH AVE NE
007	638150	1450	5/6/09	\$462,500	\$375,000	1210	8	2008	Avg	6475	N	N	13808 26TH AVE NE
007	113300	0116	9/6/11	\$348,000	\$340,000	1230	8	1961	Avg	9150	N	N	1737 NE BROCKMAN PL

Improved Sales Used in this Annual Update Analysis
Area 8
(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	663230	0225	9/22/09	\$265,000	\$222,000	1331	8	2008	Avg	794	N	N	1909 NE 145TH ST
007	383450	0405	8/24/09	\$359,000	\$298,000	1340	8	1960	Avg	7201	N	N	2509 NE 130TH ST
007	212604	9241	10/18/11	\$426,000	\$420,000	1350	8	1949	Avg	9073	N	N	2015 NE 127TH ST
007	202604	9124	8/31/10	\$291,500	\$264,000	1352	8	2007	Avg	1694	N	N	1217 A NE 135TH ST
007	663230	0226	11/2/09	\$255,000	\$216,000	1388	8	2008	Avg	1428	N	N	1907 NE 145TH ST
007	212604	9145	7/6/09	\$377,000	\$310,000	1390	8	1992	Avg	8023	N	N	2217 NE 135TH ST
007	212604	9229	5/24/11	\$375,000	\$359,000	1400	8	1960	Avg	8100	N	N	13314 20TH AVE NE
007	425090	0195	9/29/09	\$425,000	\$356,000	1430	8	1958	Avg	8100	N	N	13314 23RD AVE NE
007	638150	1973	4/26/10	\$396,000	\$348,000	1450	8	1975	Avg	6008	N	N	13510 22ND AVE NE
007	212604	9096	7/22/11	\$322,000	\$312,000	1460	8	1959	Avg	8290	N	N	2627 NE 133RD ST
007	202604	9319	12/29/09	\$314,000	\$269,000	1461	8	2005	Avg	1501	N	N	1223 C NE 135TH ST
007	638150	1976	8/24/09	\$509,000	\$423,000	1480	8	2007	Avg	5448	N	N	2204 NE 135TH ST
007	425090	0105	9/17/09	\$405,000	\$339,000	1500	8	1956	Avg	8170	N	N	13303 23RD PL NE
007	383450	0424	6/12/09	\$355,000	\$290,000	1520	8	2008	Avg	1858	N	N	12533 B 26TH AVE NE
007	383450	0421	5/21/09	\$350,000	\$284,000	1520	8	2008	Avg	2117	N	N	12525 B 26TH AVE NE
007	383450	0422	3/2/09	\$343,000	\$273,000	1520	8	2008	Avg	1119	N	N	12533 A 26TH AVE NE
007	383450	0419	7/24/09	\$340,000	\$281,000	1520	8	2008	Avg	1351	N	N	12525 C 26TH AVE NE
007	383450	0418	8/27/09	\$339,950	\$283,000	1520	8	2008	Avg	1351	N	N	12531 A 26TH AVE NE
007	185470	0015	5/22/09	\$375,000	\$305,000	1520	8	1957	Avg	7200	N	N	516 NE 130TH ST
007	383450	0420	11/14/11	\$265,000	\$263,000	1520	8	2008	Avg	1152	N	N	12531 B 26TH AVE NE
007	663230	0212	9/22/09	\$290,000	\$243,000	1571	8	2008	Avg	2017	N	N	14358 19TH AVE NE
007	247090	0025	2/4/11	\$490,000	\$458,000	1640	8	1954	VGood	9100	Y	N	13070 8TH CT NE
007	750870	0050	4/27/11	\$435,000	\$414,000	1670	8	1957	Avg	5500	N	N	1401 NE BROCKMAN PL
007	750870	0005	7/18/11	\$439,500	\$425,000	1670	8	1958	VGood	7200	N	N	1400 NE BROCKMAN PL
007	113300	0042	10/26/09	\$390,000	\$329,000	1710	8	1979	Avg	8000	N	N	12549 20TH AVE NE
007	383450	0416	1/9/09	\$389,950	\$307,000	1760	8	2008	Avg	1653	N	N	12529 26TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	383450	0417	1/7/09	\$386,000	\$304,000	1760	8	2008	Avg	1778	N	N	12525 26TH AVE NE
007	383450	0423	1/12/09	\$386,000	\$304,000	1760	8	2008	Avg	2014	N	N	12525 A 26TH AVE NE
007	113300	0440	9/1/11	\$465,000	\$454,000	1920	8	1963	Avg	18805	N	N	1705 NE 130TH PL
007	641410	0480	3/27/09	\$460,000	\$369,000	2130	8	1951	Good	12060	N	N	1215 NE 130TH ST
007	638150	1910	6/29/11	\$500,000	\$482,000	2610	8	1996	Avg	8093	N	N	13535 23RD PL NE
007	212604	9057	8/8/11	\$535,000	\$520,000	2760	8	2005	Avg	9156	N	N	12529 25TH AVE NE
007	227150	0005	12/8/09	\$465,000	\$396,000	2770	8	1992	Avg	8426	N	N	13058 10TH AVE NE
007	638150	1416	5/6/11	\$439,950	\$419,000	2900	8	2008	Avg	6057	N	N	13757 26TH AVE NE
007	663230	0007	12/17/10	\$510,500	\$472,000	2970	8	2008	Avg	7200	N	N	13705 19TH AVE NE
007	663230	0004	7/26/11	\$527,000	\$511,000	3010	8	2010	Avg	6939	N	N	1712 NE 137TH ST
007	641410	0499	4/18/11	\$455,000	\$432,000	1700	9	1988	Avg	7842	N	N	1027 NE 130TH ST
008	990400	0040	7/13/09	\$235,000	\$193,000	610	6	1937	Avg	9600	N	N	11709 24TH AVE NE
008	282604	9144	7/16/09	\$212,000	\$175,000	700	6	1947	Good	7200	N	N	1910 NE 120TH ST
008	437570	0045	6/1/09	\$257,000	\$209,000	740	6	1947	Avg	8040	N	N	11545 22ND AVE NE
008	282604	9108	10/17/09	\$275,000	\$232,000	800	6	1942	Avg	8775	N	N	12044 20TH AVE NE
008	344800	0455	10/25/11	\$216,000	\$213,000	1120	6	1927	Avg	2543	N	N	12019 28TH AVE NE
008	344800	1160	4/28/11	\$339,000	\$323,000	1370	6	1949	VGood	7920	N	N	11722 26TH AVE NE
008	771560	0040	4/6/09	\$300,000	\$241,000	780	7	1944	Avg	7600	N	N	12310 20TH AVE NE
008	771560	0130	7/19/10	\$347,952	\$312,000	810	7	1944	Good	7200	N	N	2026 NE 123RD ST
008	282604	9080	4/22/10	\$365,000	\$321,000	820	7	1938	Avg	6902	N	N	12301 20TH AVE NE
008	679810	0300	6/8/09	\$385,000	\$314,000	860	7	1929	Good	8040	N	N	11527 19TH AVE NE
008	890100	0475	12/30/09	\$271,000	\$232,000	880	7	1947	Avg	9900	N	N	1617 NE 115TH ST
008	344800	1412	12/21/10	\$213,500	\$198,000	988	7	2007	Avg	1080	N	N	11507 A 26TH AVE NE
008	679810	0405	5/11/09	\$329,000	\$267,000	1030	7	1938	Avg	8100	N	N	11726 17TH AVE NE
008	344800	0306	12/14/09	\$350,000	\$299,000	1040	7	1959	Avg	17415	Y	N	12010 DANIEL PL NE
008	942340	0193	6/17/09	\$374,000	\$306,000	1050	7	1985	Avg	7200	N	N	12019 A 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	679810	0050	6/16/09	\$325,000	\$266,000	1060	7	1948	Avg	8100	N	N	11709 20TH AVE NE
008	890100	1040	1/4/10	\$365,000	\$313,000	1070	7	1932	VGood	7500	N	N	1913 NE 113TH ST
008	344800	0556	6/15/09	\$267,000	\$218,000	1076	7	2006	Avg	1040	N	N	12026 A 28TH AVE NE
008	344800	0543	11/5/09	\$246,000	\$208,000	1076	7	2006	Avg	1060	N	N	12032 A 28TH AVE NE
008	679810	0025	11/17/09	\$401,000	\$340,000	1080	7	1948	Avg	8100	N	N	11733 20TH AVE NE
008	679810	0085	8/30/11	\$303,000	\$296,000	1080	7	1927	Good	8040	N	N	11525 20TH AVE NE
008	890200	0410	12/14/11	\$177,500	\$177,000	1080	7	1949	Avg	8000	N	N	2434 NE NORTHGATE WAY
008	890100	0645	6/10/09	\$358,000	\$292,000	1100	7	1942	Avg	7903	N	N	11056 GOODWIN WAY NE
008	890200	0386	4/16/11	\$260,000	\$247,000	1100	7	1984	Fair	7560	Y	N	11313 24TH AVE NE
008	344800	1403	2/14/10	\$260,000	\$225,000	1128	7	2007	Avg	2070	N	N	2516 NE 115TH ST
008	942340	0202	5/22/10	\$359,950	\$318,000	1130	7	1990	Avg	7200	Y	N	2336 NE 120TH ST
008	890200	0362	1/15/10	\$420,000	\$361,000	1180	7	1987	Good	7270	N	N	11347 25TH AVE NE
008	344800	0323	10/6/10	\$392,200	\$357,000	1190	7	1990	Good	8869	Y	N	12028 25TH AVE NE
008	679810	0661	10/18/11	\$230,000	\$227,000	1212	7	2004	Avg	1174	N	N	11715 B 16TH AVE NE
008	771560	0065	7/20/09	\$370,000	\$305,000	1240	7	1944	Avg	11929	N	N	12329 22ND AVE NE
008	890100	1065	10/13/09	\$415,000	\$349,000	1250	7	1981	Avg	7500	N	N	11035 20TH AVE NE
008	890100	1305	1/25/10	\$355,000	\$306,000	1250	7	1937	Good	7491	N	N	11048 20TH AVE NE
008	437570	0140	10/18/10	\$305,700	\$279,000	1250	7	1951	Avg	8040	N	N	11553 23RD AVE NE
008	890100	0587	6/28/11	\$460,000	\$443,000	1260	7	1992	Good	7204	N	N	11331 19TH AVE NE
008	890100	0586	6/15/10	\$445,000	\$396,000	1260	7	1973	VGood	7500	N	N	11329 19TH AVE NE
008	282604	9288	3/8/10	\$270,000	\$235,000	1268	7	2008	Avg	917	N	N	12325 B 28TH AVE NE
008	282604	9293	3/19/10	\$265,000	\$231,000	1268	7	2008	Avg	916	N	N	12333 B 28TH AVE NE
008	282604	9290	4/3/09	\$264,950	\$213,000	1268	7	2008	Avg	919	N	N	12331 B 28TH AVE NE
008	282604	9289	3/30/11	\$191,050	\$181,000	1268	7	2008	Avg	1192	N	N	12325 A 28TH AVE NE
008	282604	9292	5/17/11	\$225,200	\$215,000	1268	7	2008	Avg	1191	N	N	12333 C 28TH AVE NE
008	282604	9294	7/22/11	\$225,000	\$218,000	1268	7	2008	Avg	1192	N	N	12333 A 28TH AVE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	282604	9285	1/25/11	\$210,000	\$196,000	1268	7	2008	Avg	918	N	N	12327 B 28TH AVE NE
008	344800	1193	10/21/10	\$320,000	\$293,000	1270	7	1930	VGood	4750	N	N	2503 NE 120TH ST
008	679810	0315	9/9/09	\$338,000	\$282,000	1280	7	1954	Avg	8040	N	N	11501 19TH AVE NE
008	679810	0673	3/17/11	\$253,500	\$239,000	1307	7	2006	Avg	1362	N	N	1524 NE 117TH ST
008	679810	0674	4/22/11	\$226,000	\$215,000	1309	7	2006	Avg	1067	N	N	11711 16TH AVE NE
008	890100	1240	7/13/09	\$389,000	\$320,000	1320	7	1940	Good	7200	N	N	11327 23RD AVE NE
008	890100	1307	7/14/09	\$475,000	\$391,000	1330	7	1996	Avg	7503	N	N	11046 20TH AVE NE
008	942340	0036	12/16/10	\$240,000	\$222,000	1350	7	1962	Avg	7590	N	N	12320 24TH AVE NE
008	679810	1180	3/16/11	\$299,950	\$283,000	1380	7	1950	Avg	6634	N	N	12037 17TH AVE NE
008	890100	0465	2/1/11	\$368,000	\$344,000	1430	7	1941	Good	8549	N	N	1511 NE 115TH ST
008	344800	1385	5/5/11	\$330,000	\$314,000	1470	7	1957	Avg	8450	N	N	11510 25TH AVE NE
008	679810	1035	9/25/09	\$490,000	\$410,000	1480	7	2008	Avg	7888	N	N	12360 16TH AVE NE
008	890100	0451	11/23/09	\$488,000	\$414,000	1480	7	1987	Avg	9001	N	N	1523 NE 115TH ST
008	751250	0025	8/20/10	\$365,000	\$329,000	1480	7	1952	Good	7247	N	N	1722 NE 124TH ST
008	890100	1050	10/6/11	\$363,000	\$357,000	1560	7	1986	Avg	7500	N	N	11051 20TH AVE NE
008	282604	9214	11/11/10	\$430,000	\$395,000	1590	7	2004	Avg	5670	N	N	12012 20TH AVE NE
008	679810	0210	1/8/10	\$339,950	\$292,000	1640	7	1953	Avg	8100	N	N	11740 19TH AVE NE
008	890100	1104	4/23/09	\$575,000	\$464,000	1650	7	1965	VGood	10000	N	N	11340 19TH AVE NE
008	890250	0118	11/16/09	\$298,000	\$253,000	1782	7	2000	Avg	1577	N	N	11326 D 25TH AVE NE
008	890100	0609	8/19/09	\$338,000	\$281,000	1800	7	1958	Avg	7760	N	N	11022 GOODWIN WAY NE
008	890100	0609	10/27/10	\$318,000	\$291,000	1800	7	1958	Avg	7760	N	N	11022 GOODWIN WAY NE
008	679810	1181	4/6/09	\$420,000	\$338,000	1810	7	1951	Good	8470	N	N	12050 PINEHURST WAY NE
008	344800	0185	1/15/09	\$325,000	\$256,000	2180	7	1960	Avg	3167	N	N	2519 NE 125TH ST
008	890100	1235	3/25/10	\$479,950	\$419,000	2700	7	1972	Avg	13320	N	N	11331 23RD AVE NE
008	556920	0050	6/17/10	\$319,000	\$284,000	1000	8	1995	Avg	8068	N	N	12345 24TH AVE NE
008	686820	0115	1/12/09	\$577,000	\$454,000	1180	8	1957	VGood	8040	N	N	11544 24TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 8
(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	890100	1595	3/22/10	\$469,000	\$409,000	1230	8	2008	Avg	11250	Y	N	2324 NE 113TH ST
008	890100	1291	1/20/11	\$362,500	\$338,000	1240	8	1988	Avg	7200	N	N	11030 20TH AVE NE
008	890100	1215	2/10/09	\$365,000	\$290,000	1340	8	1953	Avg	7500	N	N	2201 NE 115TH ST
008	344800	0165	10/25/11	\$265,000	\$261,000	1424	8	2006	Avg	2253	N	N	2501 NE 125TH ST
008	344800	0171	8/8/11	\$258,500	\$251,000	1424	8	2006	Avg	1335	N	N	2511 B NW 125TH ST
008	890100	0595	10/18/10	\$325,000	\$297,000	1490	8	1947	Avg	15000	N	N	11313 19TH AVE NE
008	679810	0490	7/16/09	\$410,000	\$338,000	1600	8	1984	Avg	8040	N	N	11551 17TH AVE NE
008	344800	1286	6/22/09	\$425,000	\$348,000	1640	8	2008	Avg	2955	N	N	11729 26TH AVE NE
008	751250	0027	11/24/09	\$560,000	\$476,000	1770	8	1999	Avg	7650	N	N	1724 NE 124TH ST
008	344800	0187	10/27/11	\$300,000	\$296,000	1867	8	2008	Avg	2185	N	N	2523 NE 125TH ST
008	890100	0591	6/28/11	\$308,000	\$297,000	1900	8	1979	Avg	7500	N	N	11317 19TH AVE NE
008	282604	9106	4/30/09	\$405,000	\$328,000	1930	8	2005	Avg	7266	N	N	1909 NE 125TH ST
008	890100	1146	11/1/11	\$509,100	\$503,000	2290	8	2005	Avg	7786	N	N	11335 20TH AVE NE
008	344800	1180	3/18/09	\$520,000	\$416,000	2660	8	2008	Avg	5508	N	N	11700 26TH AVE NE
008	679810	0435	8/29/11	\$440,000	\$429,000	1770	9	1997	Avg	8160	N	N	11755 17TH AVE NE
008	282604	9164	4/27/09	\$650,000	\$525,000	3020	9	2008	Avg	8100	N	N	11735 23RD AVE NE
008	282604	9129	5/13/09	\$655,000	\$531,000	3310	9	2008	Avg	8100	N	N	11733 23RD AVE NE

Improved Sales Removed in this Annual Update Analysis

Area 8

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	075100	0045	8/19/09	\$351,500	RELOCATION - SALE TO SERVICE
001	145360	0903	10/3/11	\$205,000	RELOCATION - SALE TO SERVICE
001	145360	1502	11/30/09	\$278,000	OBSOLESCENCE;NO MARKET EXPOSURE
001	145360	2413	6/24/09	\$86,072	DOR RATIO; PARTIAL INTEREST; RELATED, FRIEND
001	145410	0020	5/28/10	\$225,000	OBSOLESCENCE
001	145410	0052	3/28/11	\$225,000	DIAGNOSTIC OUTLIERS
001	145410	0163	3/23/11	\$193,793	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	145410	0240	5/5/10	\$209,211	RELATED PARTY, FRIEND, OR NEIGHBOR
001	145410	0247	4/12/11	\$344,483	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	145410	0251	11/15/11	\$241,000	DIAGNOSTIC OUTLIER
001	344800	0805	7/21/10	\$189,900	DOR RATIO;OBSOL;IMP. CHAR CHANGED SINCE SALE
001	344800	1780	12/19/11	\$229,791	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	344800	2020	7/20/11	\$415,000	ACTIVE PERMIT BEFORE SALE>25K
001	344800	2025	8/19/11	\$138,215	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
001	344800	2280	4/29/09	\$200,000	NON-REPRESENTATIVE SALE
001	383400	0455	2/23/09	\$218,692	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	383400	0590	6/30/10	\$329,000	OBSOLESCENCE
001	383400	0605	7/22/10	\$335,000	OBSOLESCENCE
001	393590	0220	1/26/09	\$415,000	RELOCATION - SALE TO SERVICE
001	393590	0237	11/9/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	393590	0316	4/29/10	\$60,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	393590	0316	9/15/11	\$277,850	NON-REPRESENTATIVE SALE
001	399270	0536	1/26/10	\$288,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
001	407780	0265	4/14/11	\$160,000	IMP CHANGED SINCE SALE
001	407780	0428	7/7/11	\$223,000	DIAGNOSTIC OUTLIER
001	407780	0477	5/26/10	\$365,000	OBSOLESCENCE
001	407780	0528	4/20/10	\$385,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
001	766370	0961	9/8/11	\$175,000	DIAGNOSTIC OUTLIER
001	882090	0320	7/30/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	882090	0730	8/25/11	\$372,426	NO MKT EXPOSURE; NON-REPRESENTATIVE SALE
001	882090	1205	8/13/09	\$339,200	RELOCATION - SALE TO SERVICE
001	882090	1435	9/2/09	\$165,000	IMP CHANGED SINCE SALE
001	882090	1440	7/30/09	\$294,000	IMP COUNT
001	882090	2875	5/12/11	\$225,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
001	882090	3360	1/24/11	\$162,000	DOR RATIO; OBSOLESCENCE
001	882090	3405	10/28/09	\$128,250	QUIT CLAIM; PARTIAL INTEREST; RELATED PARTY
001	882090	3435	6/1/10	\$180,000	PREVIMP<=25K
001	882090	3475	10/27/09	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	882090	3649	4/29/10	\$224,950	FORCED SALE; IMP. CHAR CHANGED SINCE SALE
001	882090	3681	5/10/10	\$218,500	%NETCOND
001	882190	0125	3/26/09	\$220,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
001	882290	0084	3/22/11	\$182,000	DIAGNOSTIC OUTLIER
001	882290	0085	3/18/11	\$191,000	DIAGNOSTIC OUTLIER
001	882290	1153	10/5/11	\$280,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
001	882290	1170	4/26/11	\$370,500	OBSOLESCENCE
001	890250	0355	12/8/10	\$300,000	OBSOLESCENCE

Improved Sales Removed in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	013000	0150	7/12/11	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	156610	0395	10/11/11	\$557,500	DIAGNOSTIC OUTLIER
003	156610	0395	11/24/10	\$107,000	DOR RATIO; BUILDER OR DEVELOPER SALES
003	156610	0525	2/4/11	\$227,000	DIAGNOSTIC OUTLIER
003	256830	0049	6/10/09	\$124,893	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
003	256880	0161	5/3/11	\$163,651	DOR RATIO
003	256880	0323	4/7/09	\$357,000	IMP CHANGED SINCE SALE
003	272604	9062	5/15/09	\$181,000	DOR RATIO
003	272604	9135	3/4/09	\$269,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
003	272604	9142	7/30/09	\$400,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
003	282604	9122	10/12/10	\$295,000	UNFINISHED AREA
003	332604	9075	4/28/09	\$415,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
003	407320	0095	6/14/10	\$150,000	QUIT CLAIM DEED
003	407320	0140	1/22/09	\$72,885	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
003	407380	0130	3/23/09	\$375,000	NON-REPRESENTATIVE SALE
003	407430	0400	7/19/10	\$3,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
003	407780	0403	8/4/09	\$203,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	521020	0087	4/2/10	\$170,000	DOR RATIO; IMP COUNT
003	521020	0087	8/23/11	\$550,000	IMP COUNT
003	521020	0100	9/8/09	\$440,000	NO MARKET EXPOSURE
003	541850	0550	11/4/09	\$183,500	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
003	633500	0040	4/4/11	\$348,750	RELOCATION - SALE TO SERVICE
003	637000	0020	6/11/10	\$295,000	OBSOLESCENCE
003	945520	0205	8/13/09	\$435,000	RELOCATION - SALE TO SERVICE
003	945520	0515	11/30/11	\$165,000	NO MARKET EXPOSURE
003	945520	0645	5/20/09	\$36,140	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
003	955420	0045	10/24/11	\$410,100	%COMPLETE
003	955420	0045	5/20/11	\$576,706	%COMPL;NO MKT EXPOSURE;FINANCE INST RESALE
003	955420	0120	2/12/11	\$278,000	RELOCATION - SALE TO SERVICE
003	955420	0125	4/8/11	\$235,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
007	113300	0031	3/18/09	\$375,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
007	113300	0106	4/20/11	\$280,000	DIAGNOSTIC OUTLIER
007	113300	0170	5/19/11	\$150,000	NO MARKET EXPOSURE;ESTATE ADMINISTRATOR
007	113300	0180	5/19/11	\$150,000	NO MARKET EXPOSURE;ESTATE ADMINISTRATOR
007	113300	0294	9/17/09	\$227,000	NON-REPRESENTATIVE SALE
007	113300	0450	11/2/11	\$81,889	IMP COUNT; QUIT CLAIM DEED; PARTIAL INTEREST
007	145360	0140	12/19/11	\$192,525	BANKRUPTCY; FINANCIAL INST RESALE
007	202604	9106	1/20/10	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	202604	9127	3/15/11	\$245,000	OBSOLESCENCE
007	209270	0085	4/7/10	\$110,293	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
007	212604	9057	6/24/11	\$535,000	RELOCATION - SALE TO SERVICE
007	212604	9170	12/13/11	\$202,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
007	212604	9239	5/26/09	\$263,500	PARTIAL INTEREST; RELATED PARTY, FRIEND
007	382170	0007	1/31/11	\$220,000	NO MARKET EXPOSURE
007	382220	0086	2/25/11	\$162,000	DIAGNOSTIC OUTLIER
007	382220	0161	8/24/11	\$226,500	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis

Area 8

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	383450	0365	5/26/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	442710	0025	5/2/09	\$199,950	QUESTIONABLE PER APPRAISAL;IMP.CHAR CHANGED
007	442710	0100	1/4/11	\$130,050	DOR RATIO; CORP AFFILIATES; PART INTEREST
007	442710	0100	5/31/11	\$140,000	DOR RATIO;NO MARKET EXPOSURE
007	442710	0155	5/11/10	\$168,370	QUIT CLAIM;RELATED PARTY,FRIEND, OR NEIGHBOR
007	442710	0155	5/16/11	\$167,754	QUIT CLAIM;RELATED PARTY,FRIEND, OR NEIGHBOR
007	638150	0075	6/17/11	\$335,000	DIAGNOSTIC OUTLIER
007	638150	0865	10/5/11	\$239,900	DIAGNOSTIC OUTLIER
007	638150	1085	11/11/10	\$217,950	NON-REPRESENTATIVE SALE
007	638150	1545	2/17/10	\$185,000	QUESTIONABLE PER APPRAISAL
007	638150	1830	10/24/11	\$220,000	DIAGNOSTIC OUTLIER
007	638150	1935	8/31/11	\$325,000	STATEMENT TO DOR; FINANCIAL INSTIT RESALE
007	638150	1995	11/29/11	\$195,000	ACTIVE PERMIT BEFORE SALE>25K
007	638150	2145	11/29/11	\$308,573	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	641410	0342	7/20/09	\$215,000	DIAGNOSTIC OUTLIER
007	641410	0625	4/1/09	\$380,950	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
007	663230	0130	4/21/10	\$175,000	DOR RATIO; QUESTIONABLE PER APPRAISAL
007	663230	0241	9/17/09	\$369,000	IMP COUNT
007	750870	0005	2/11/10	\$315,000	IMP CHANGED SINCE SALE
008	282604	9058	11/25/09	\$325,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
008	282604	9213	2/4/10	\$67,635	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
008	282604	9281	4/26/11	\$427,259	CORPORATE AFFILIATES; NO MARKET EXPOSURE
008	282604	9287	12/23/10	\$210,000	NON-REP SALE; BUILDER OR DEVELOPER SALES
008	344800	1193	10/21/10	\$320,000	RELOCATION - SALE TO SERVICE
008	344800	1386	1/6/10	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	437570	0035	7/6/11	\$163,000	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
008	437570	0080	11/11/11	\$290,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	437570	0110	10/29/10	\$349,000	UNFINISHED AREA
008	556920	0050	6/16/10	\$319,000	RELOCATION - SALE TO SERVICE
008	679810	0482	9/4/09	\$255,000	CORPORATE AFFILIATES
008	679810	0635	4/26/11	\$93,000	DOR RATIO; ESTATE ADMIN; NON-REP SALE
008	679810	1055	6/5/10	\$2,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
008	679810	1175	9/8/11	\$243,000	UNFINISHED AREA;ESTATE ADMINISTRATOR
008	686820	0100	10/12/11	\$260,000	DIAGNOSTIC OUTLIER
008	751250	0050	9/2/10	\$260,000	GOVT AGENCY; EXEMPT EXCISE TAX; NON-REP SALE
008	890100	0334	10/23/09	\$420,000	FORCED SALE
008	890100	0365	9/24/10	\$279,950	IMP CHANGED SINCE SALE
008	890100	0591	3/28/11	\$5,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
008	890100	0670	5/23/11	\$185,000	IMP CHARS CHANGED SINCE SALE
008	890100	1065	10/9/09	\$415,000	RELOCATION - SALE TO SERVICE
008	890100	1090	7/17/11	\$187,000	DOR RATIO; IMP COUNT; NO MARKET EXPOSURE
008	890100	1098	12/21/09	\$256,000	GOV AGENCY; EXEMPT EXCISE TAX; NON-REP SALE
008	890100	1155	7/12/11	\$470,000	IMP COUNT; UNFINISHED AREA
008	890100	1565	8/4/09	\$195,649	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND
008	890100	1609	4/16/09	\$420,000	NON-REPRESENTATIVE SALE
008	890200	0353	11/23/10	\$243,500	NON-REPRESENTATIVE SALE

***Improved Sales Removed in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	890200	0356	9/22/09	\$391,500	NO MKT EXPOSURE;IMP CHARS CHANGED SINCE SALE
008	890200	0357	1/15/09	\$165,000	DOR RATIO
008	942340	0036	8/27/10	\$268,723	BANKRUPTCY; NO MARKET EXPOSURE

***Vacant Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	407780	0558	9/21/2010	\$130,000	8040	N	N
003	256880	0090	6/1/2010	\$157,000	8046	N	N
003	256880	0231	5/19/2010	\$170,000	7209	N	N

***Vacant Sales Removed in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	766370	0970	11/15/2011	\$163,500	NO MKT EXPOSURE; FINANCIAL INSTITUTION RESALE
003	256830	0301	9/15/2011	\$5,000	FULL SALES PRICE NOT REPORTED
003	256830	0301	9/23/2009	\$125,000	NO MARKET EXPOSURE; RELATED PARTY,FRIEND