

Residential Revalue

2012 Assessment Roll

Wallingford

Area 9

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

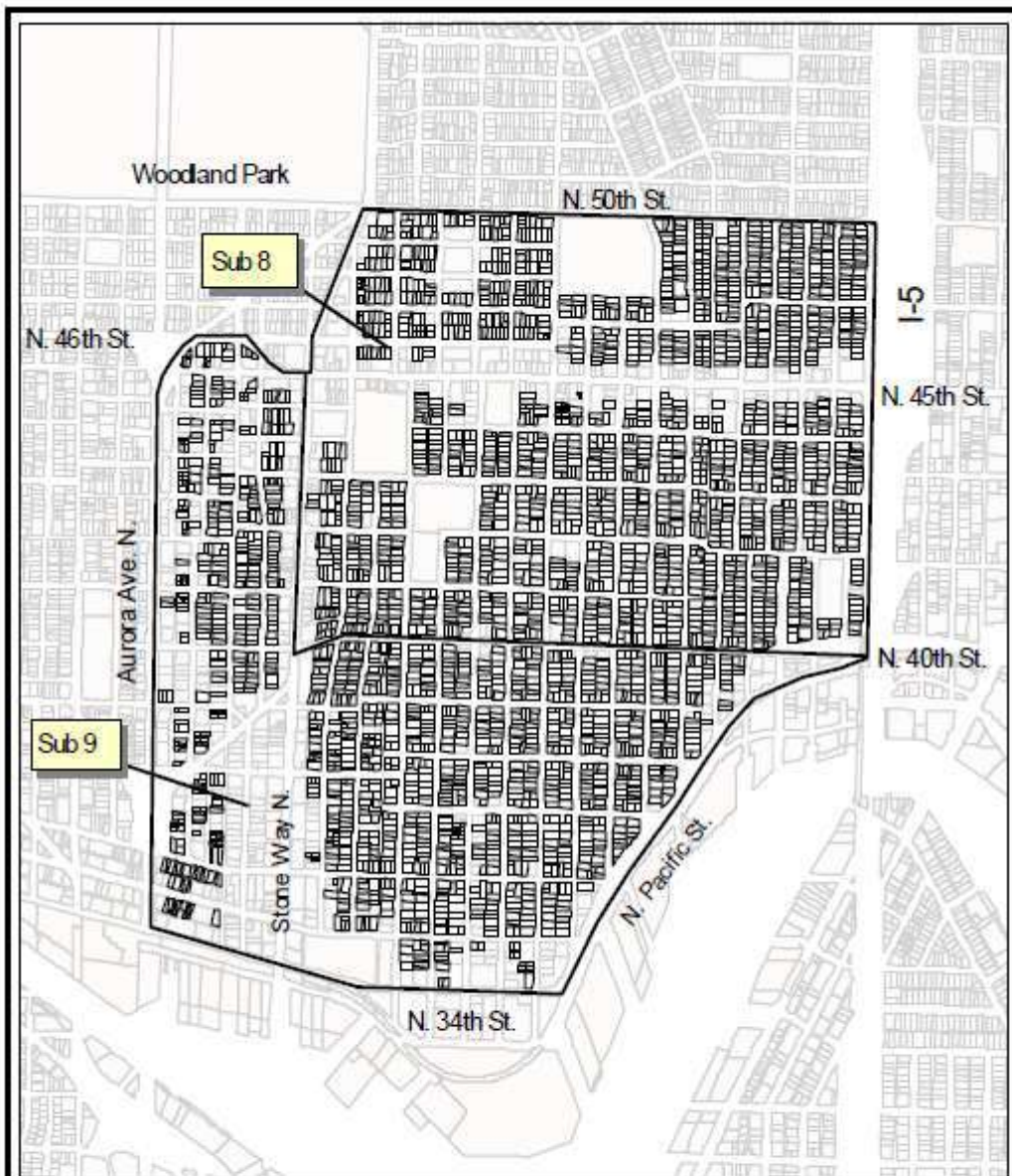
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 9 Map



Area 9 Sub Area Map

Best information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no warranty or representation, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information. King County will not be liable for any damages, special, incidental, or consequential damages, including but not limited to, lost time or data, arising from the use of or reliance on the information contained on this map. Any use of this map or information on this map is prohibited except by written permission of King County.



Department of Assessments



Wallingford

Housing



Grade 5/ Year Built 1916/ Total Living Area 870



Grade 6 / Year Built / 1901 Total Living Area 1220



Grade 7/ Year Built 1921/ Total Living Area 1060



Grade 8/ Year Built 1928/ Total Living Area 1850



Grade 9 / year built 1913 / Renovated 2000
Total Living Area 3940



Grade 10 / Year Built 2006 / Total Living Area 3620

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: Wallingford / 9

Number of Improved Sales: 269

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	\$227,400	\$231,600	\$459,000			
2012 Value	\$227,400	\$231,600	\$459,000	\$496,700	92.4%	10.51%
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	\$256,200	\$231,600	\$487,800
2012 Value	\$256,200	\$231,600	\$487,800
Percent Change	+0.0%	+0.0%	+0.0%

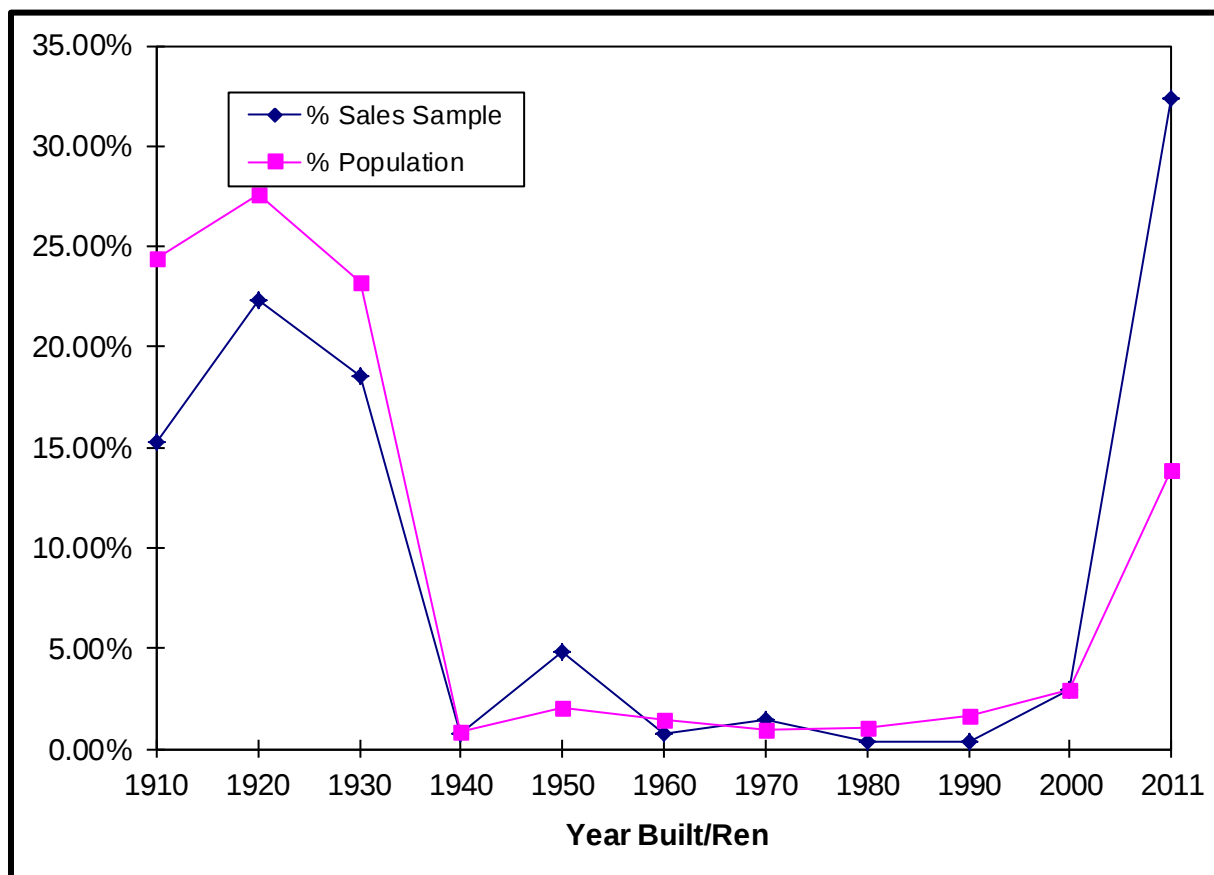
Number of one to three unit residences in the population: 3320

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		
Year Built/Ren	Frequency	% Sales Sample
1910	41	15.24%
1920	60	22.30%
1930	50	18.59%
1940	2	0.74%
1950	13	4.83%
1960	2	0.74%
1970	4	1.49%
1980	1	0.37%
1990	1	0.37%
2000	8	2.97%
2011	87	32.34%
	269	

Population		
Year Built/Ren	Frequency	% Population
1910	810	24.40%
1920	915	27.56%
1930	771	23.22%
1940	29	0.87%
1950	67	2.02%
1960	48	1.45%
1970	33	0.99%
1980	34	1.02%
1990	55	1.66%
2000	97	2.92%
2012	461	13.89%
	3320	

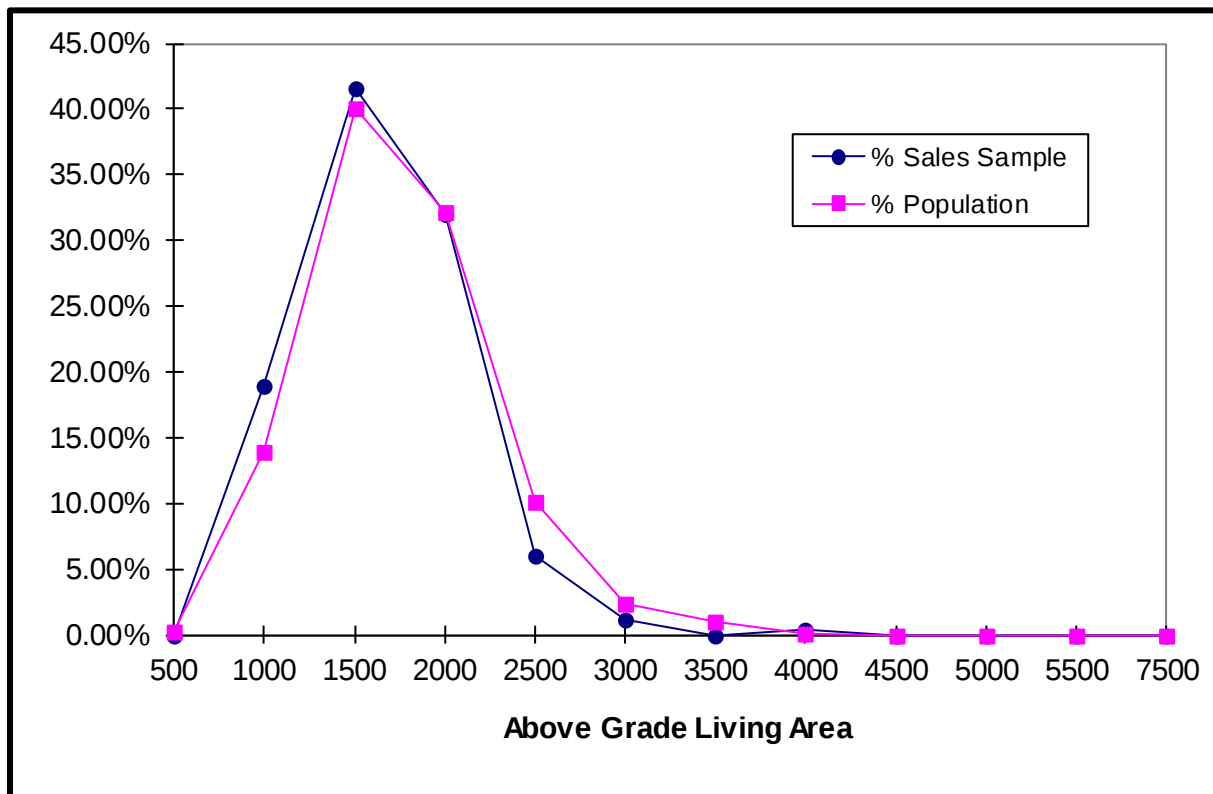


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	18.96%
1500	112	41.64%
2000	86	31.97%
2500	16	5.95%
3000	3	1.12%
3500	0	0.00%
4000	1	0.37%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	269	

Population		
AGLA	Frequency	% Population
500	7	0.21%
1000	463	13.95%
1500	1330	40.06%
2000	1069	32.20%
2500	337	10.15%
3000	78	2.35%
3500	32	0.96%
4000	4	0.12%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3320	

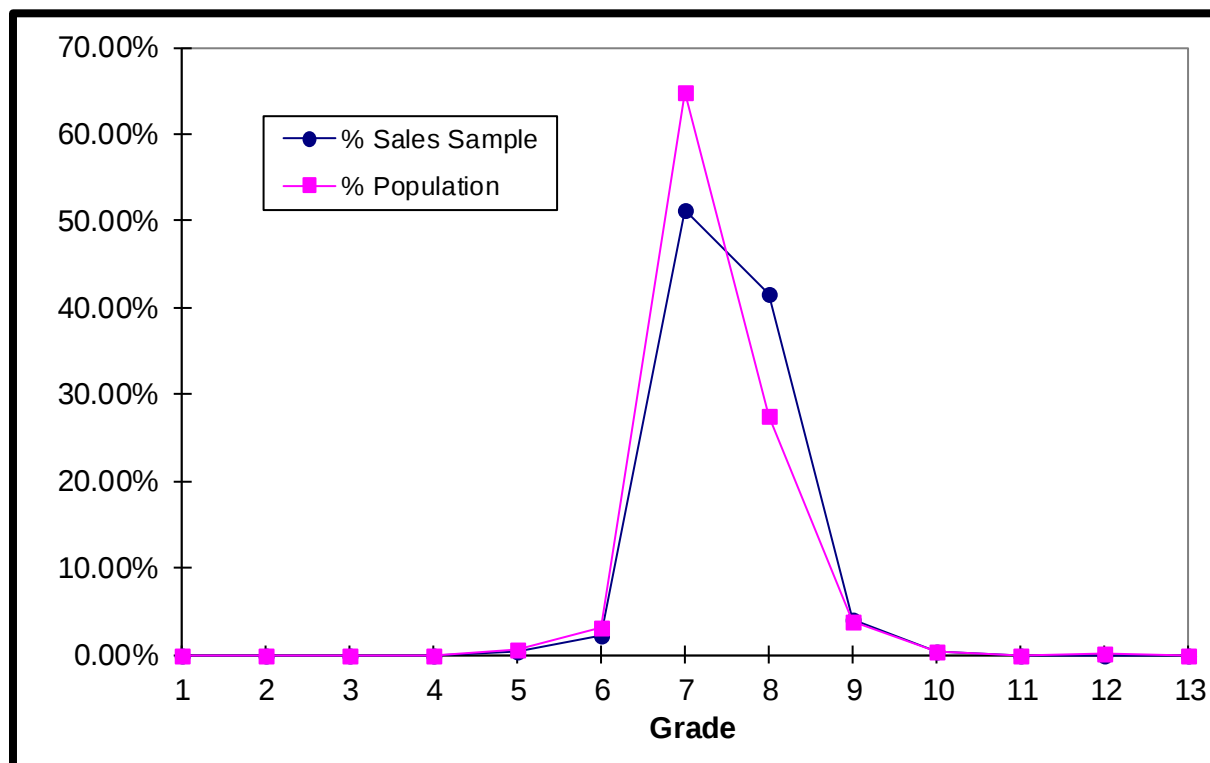


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0.37%
6	6	2.23%
7	138	51.30%
8	112	41.64%
9	11	4.09%
10	1	0.37%
11	0	0.00%
12	0	0.00%
13	0	0.00%
269		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	0.48%
6	100	3.01%
7	2152	64.82%
8	914	27.53%
9	124	3.73%
10	13	0.39%
11	0	0.00%
12	1	0.03%
13	0	0.00%
3320		



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 269 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 92.4%. 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%. 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 9 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

0.00%

No adjustments required.

Area 9 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 \$525000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.901, resulting in an adjusted value of \$473000 ($\$525000 \times .901 = \473025 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.954	-4.6%
2/1/2009	0.956	-4.4%
3/1/2009	0.957	-4.3%
4/1/2009	0.958	-4.2%
5/1/2009	0.959	-4.1%
6/1/2009	0.961	-3.9%
7/1/2009	0.962	-3.8%
8/1/2009	0.963	-3.7%
9/1/2009	0.964	-3.6%
10/1/2009	0.966	-3.4%
11/1/2009	0.967	-3.3%
12/1/2009	0.968	-3.2%
1/1/2010	0.970	-3.0%
2/1/2010	0.971	-2.9%
3/1/2010	0.972	-2.8%
4/1/2010	0.973	-2.7%
5/1/2010	0.975	-2.5%
6/1/2010	0.976	-2.4%
7/1/2010	0.977	-2.3%
8/1/2010	0.978	-2.2%
9/1/2010	0.980	-2.0%
10/1/2010	0.981	-1.9%
11/1/2010	0.982	-1.8%
12/1/2010	0.983	-1.7%
1/1/2011	1.000	0.0%
2/1/2011	1.000	0.0%
3/1/2011	1.000	0.0%
4/1/2011	1.000	0.0%
5/1/2011	1.000	0.0%
6/1/2011	1.000	0.0%
7/1/2011	1.000	0.0%
8/1/2011	1.000	0.0%
9/1/2011	1.000	0.0%
10/1/2011	1.000	0.0%
11/1/2011	1.000	0.0%
12/1/2011	1.000	0.0%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	420690	1335	8/20/2009	439950	424000	790	6	1927	Good	3100	N	N	4009 LATONA AVE NE
8	051000	4565	5/8/2009	568000	545000	840	6	1941	Vgood	5700	N	N	4212 MERIDIAN AVE N
8	051000	4091	12/30/2010	425000	419000	890	6	1948	Avg	4560	N	N	4216 CORLISS AVE N
8	313120	0839	9/7/2010	378000	370000	890	6	1906	Good	3400	N	N	4214 THACKERAY PL NE
8	313120	1563	7/30/2009	365000	352000	1060	6	1943	Good	3036	N	N	4202 4TH AVE NE
8	420690	1530	7/1/2011	290000	290000	1090	6	1900	Avg	4000	N	N	4019 2ND AVE NE
8	420690	1425	4/7/2010	397000	387000	770	7	1900	Good	4000	N	N	4044 2ND AVE NE
8	051000	1795	4/13/2011	335000	335000	820	7	1941	Good	4275	N	N	4413 EASTERN AVE N
8	313120	0760	9/18/2009	485000	468000	840	7	1921	Good	3366	N	N	4223 THACKERAY PL NE
8	686520	0435	6/13/2009	368000	354000	840	7	1908	Good	5000	N	N	1411 N 48TH ST
8	917860	0540	7/6/2011	470000	470000	850	7	1925	Good	3200	N	N	2202 N 40TH ST
8	226500	0385	11/11/2009	325000	314000	850	7	1908	Avg	4000	N	N	4222 INTERLAKE AVE N
8	051000	3630	8/11/2010	490000	480000	870	7	1942	Good	4000	N	N	4220 EASTERN AVE N
8	051000	1245	11/30/2009	509950	494000	900	7	1918	Good	4560	N	N	4529 EASTERN AVE N
8	408380	0805	3/5/2009	430000	412000	900	7	1916	Good	3200	N	N	1618 N 48TH ST
8	783480	0135	7/26/2011	452000	452000	910	7	1910	Good	2963	N	N	4631 1ST AVE NE
8	783480	0040	2/5/2009	388000	371000	910	7	1909	Vgood	2940	N	N	4673 1ST AVE NE
8	408380	2330	10/5/2011	435000	435000	920	7	1927	Good	2250	N	N	4611 BURKE AVE N
8	881840	0775	5/21/2010	349000	340000	920	7	1918	Good	4168	N	N	4642 1ST AVE NE
8	408330	1470	5/14/2009	540000	518000	940	7	1919	Vgood	4560	N	N	4123 WOODLAWN AVE N
8	881840	0300	8/6/2009	435000	419000	940	7	1949	Good	4390	N	N	4516 THACKERAY PL NE
8	051000	0540	3/23/2011	460000	460000	980	7	1911	Good	3800	N	N	2116 N 46TH ST
8	881890	0380	6/21/2011	339950	340000	980	7	1990	Avg	4609	N	N	4715 5TH AVE NE
8	313120	0025	1/17/2011	389950	390000	980	7	1922	Avg	3740	N	N	4216 1ST AVE NE
8	420690	1070	11/24/2009	455000	440000	1020	7	1906	Vgood	4000	N	N	4022 4TH AVE NE
8	881890	0130	11/17/2011	480000	480000	1030	7	1911	Good	4080	N	N	4740 LATONA AVE NE
8	408380	1095	10/6/2011	467000	467000	1050	7	1916	Good	4350	N	N	1925 N 49TH ST
8	881840	0820	9/16/2009	524900	507000	1060	7	1917	Good	4389	N	N	106 NE 46TH ST
8	917860	0630	7/19/2010	440000	430000	1100	7	1908	Good	5700	N	N	4017 CORLISS AVE N
8	408330	2185	10/21/2009	405000	391000	1110	7	1921	Good	4275	N	N	4023 DENSMORE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	881890	0185	4/23/2010	419000	408000	1120	7	1918	Good	4080	N	N	4743 4TH AVE NE
8	917860	0240	5/22/2009	380000	365000	1120	7	1966	Avg	4560	N	N	4013 BAGLEY AVE N
8	051000	1080	2/23/2009	399950	383000	1120	7	1914	Good	5700	N	N	4523 SUNNYSIDE AVE N
8	881840	0460	7/9/2010	527500	516000	1140	7	1912	Good	4080	N	N	4723 THACKERAY PL NE
8	881840	0425	8/11/2011	312925	313000	1200	7	1916	Good	3856	N	N	4752 THACKERAY PL NE
8	313120	1040	4/10/2009	545000	522000	1210	7	1909	Good	5100	N	N	4339 LATONA AVE NE
8	313120	0530	9/23/2010	545000	534000	1210	7	1918	Good	4590	N	N	4308 2ND AVE NE
8	051000	3950	4/8/2009	531000	509000	1230	7	1920	Avg	3400	N	N	4229 SUNNYSIDE AVE N
8	313120	0575	8/17/2009	510500	492000	1240	7	1912	Good	3468	N	N	4338 2ND AVE NE
8	881890	0195	6/16/2009	553000	532000	1270	7	1914	Vgood	4080	N	N	4735 4TH AVE NE
8	917860	0960	7/12/2010	440000	430000	1280	7	1922	Good	3700	N	N	4033 SUNNYSIDE AVE N
8	226500	0130	9/16/2011	486000	486000	1280	7	1916	Good	4000	N	N	4025 ASHWORTH AVE N
8	051000	4300	12/9/2010	549950	541000	1290	7	1914	Good	3040	N	N	4206 BAGLEY AVE N
8	313120	0625	6/21/2010	589000	575000	1320	7	1906	Good	4590	N	N	4319 THACKERAY PL NE
8	408380	2395	11/16/2010	491000	483000	1330	7	1913	Good	2500	N	N	4610 WALLINGFORD AVE N
8	408380	0390	1/20/2009	510000	487000	1350	7	1914	Good	3800	N	N	1711 N 50TH ST
8	408380	0240	7/17/2009	749000	721000	1360	7	1910	Vgood	3750	N	N	4912 WALLINGFORD AVE N
8	226500	0180	5/13/2009	590000	566000	1390	7	1912	Vgood	4000	N	N	4135 ASHWORTH AVE N
8	408330	0595	7/20/2010	515000	504000	1430	7	1924	Good	4240	N	N	4311 WALLINGFORD AVE N
8	313120	0570	10/12/2009	611000	590000	1430	7	1912	Vgood	3366	N	N	4334 2ND AVE NE
8	408330	0525	6/16/2009	495000	476000	1430	7	1924	Good	4240	N	N	4322 WOODLAWN AVE N
8	189000	0330	12/14/2010	420000	413000	1450	7	1921	Good	3804	N	N	4533 LATONA AVE NE
8	881890	0390	11/17/2011	455000	455000	1460	7	1920	Good	4626	N	N	4707 5TH AVE NE
8	051000	0390	8/10/2010	585500	573000	1490	7	1910	Good	3344	N	N	2216 N 46TH ST
8	881840	0305	6/16/2011	575000	575000	1500	7	1948	Avg	4382	N	N	4520 THACKERAY PL NE
8	226500	0115	6/30/2009	589000	567000	1520	7	1925	Good	4000	N	N	4020 ASHWORTH AVE N
8	313120	0810	3/9/2011	590000	590000	1530	7	1920	Good	3400	N	N	250 NE 42ND ST
8	408380	1280	8/9/2010	600000	587000	1530	7	1920	Good	3750	N	N	4711 MERIDIAN AVE N
8	313120	1625	12/13/2011	444000	444000	1540	7	1953	Avg	5225	Y	N	419 NE 43RD ST
8	313120	0805	1/20/2009	460000	439000	1550	7	1916	Good	3400	N	N	254 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 9
(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
8	408330	2220	7/12/2011	479922	480000	1590	7	1920	Good	3600	N	N	4007 DENSMORE AVE N
8	051000	3405	7/22/2010	450000	440000	1610	7	1924	Good	5700	N	N	4322 SUNNYSIDE AVE N
8	345400	0045	3/3/2010	473000	460000	1620	7	1969	Good	3277	N	N	4644 SUNNYSIDE AVE N
8	051000	2480	5/16/2011	630000	630000	1630	7	1909	Good	2970	N	N	2108 N 44TH ST
8	313120	0975	7/12/2011	430000	430000	1630	7	1906	Good	3750	N	N	4306 THACKERAY PL NE
8	313120	1595	8/18/2010	444000	435000	1660	7	1926	Vgood	4428	N	N	4232 4TH AVE NE
8	445230	0195	10/21/2009	624000	603000	1680	7	1911	Good	3382	N	N	1502 N 40TH ST
8	917860	0605	7/20/2010	571000	558000	1730	7	1912	Good	3990	N	N	4029 CORLISS AVE N
8	313120	0130	10/13/2009	425000	411000	1740	7	1911	Avg	3200	N	N	104 NE 43RD ST
8	686520	0425	3/23/2011	520000	520000	1740	7	1908	Vgood	3333	N	N	1421 N 48TH ST
8	881840	0075	8/12/2011	485000	485000	1760	7	1914	Good	4111	N	N	4528 1ST AVE NE
8	051000	3445	9/10/2009	669000	645000	1800	7	1911	Vgood	3300	N	N	4333 1ST AVE NE
8	408380	0620	2/9/2011	449000	449000	1820	7	1976	Avg	3000	N	N	1628 N 49TH ST
8	051000	4425	5/27/2009	745000	716000	1880	7	1910	Good	6270	N	N	4233 BAGLEY AVE N
8	408330	0430	3/29/2010	804000	782000	1900	7	1922	Vgood	4240	N	N	4333 DENSMORE AVE N
8	051000	1400	3/2/2010	640000	622000	1950	7	1964	Avg	5700	N	N	4520 SUNNYSIDE AVE N
8	408380	0595	7/27/2011	470000	470000	2020	7	1916	Avg	3500	N	N	1616 N 49TH ST
8	189000	0095	5/20/2010	645000	629000	2380	7	1923	Good	4000	N	N	4546 4TH AVE NE
8	313120	0485	10/27/2011	737000	737000	2450	7	1920	Good	6120	N	N	4423 THACKERAY PL NE
8	051000	2497	8/31/2009	370000	357000	910	8	2002	Avg	1121	N	N	4406 A MERIDIAN AVE N
8	051000	2508	6/7/2011	345000	345000	910	8	2003	Avg	1116	N	N	4410 B MERIDIAN AVE N
8	408330	0097	3/10/2009	409000	391000	970	8	2005	Avg	1266	N	N	4414 A BURKE AVE N
8	686520	0443	6/4/2010	372460	364000	980	8	2000	Avg	905	N	N	4718 INTERLAKE AVE N
8	917860	0904	3/11/2010	405000	394000	980	8	1953	Avg	5400	N	N	2308 N 40TH ST
8	051000	2519	6/1/2009	372000	357000	1140	8	2005	Avg	1058	N	N	4414 B MERIDIAN AVE N
8	408380	1240	4/22/2010	500000	487000	1160	8	1948	Avg	4020	N	N	1924 N 48TH ST
8	051000	2520	10/18/2010	369000	362000	1180	8	2005	Avg	1251	N	N	4414 A MERIDIAN AVE N
8	189000	0166	12/9/2009	412000	399000	1280	8	2009	Avg	1889	N	N	4517 4TH AVE NE
8	189000	0165	11/17/2009	399000	386000	1280	8	2009	Avg	1900	N	N	4515 4TH AVE NE
8	189000	0170	6/2/2009	389000	374000	1280	8	2009	Avg	1920	N	N	4521 4TH AVE NE

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Area 9
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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
8	189000	0169	6/11/2009	389000	374000	1280	8	2009	Avg	1845	N	N	4519 4TH AVE NE
8	408380	2136	5/26/2010	463000	452000	1320	8	2008	Avg	1184	N	N	1614 N 46TH ST
8	408380	2137	3/22/2010	458500	446000	1320	8	2008	Avg	1182	N	N	1620 N 46TH ST
8	420690	1100	11/4/2009	610000	590000	1330	8	1918	Good	4000	N	N	4059 4TH AVE NE
8	408380	2616	4/29/2011	444000	444000	1370	8	2008	Avg	1310	N	N	1916 A N 46TH ST
8	313120	0835	9/28/2009	485000	468000	1430	8	2004	Avg	3400	N	N	4210 THACKERAY PL NE
8	051000	2620	5/11/2009	779950	749000	1440	8	1924	Vgood	5700	N	N	4323 BAGLEY AVE N
8	189000	0162	1/21/2010	409000	397000	1450	8	2008	Avg	1521	N	N	4513 4TH AVE NE
8	189000	0164	12/29/2009	409000	397000	1450	8	2008	Avg	1413	N	N	4509 4TH AVE NE
8	189000	0163	2/26/2010	404950	394000	1450	8	2008	Avg	1045	N	N	4511 4TH AVE NE
8	189000	0161	12/19/2011	395000	395000	1450	8	2008	Avg	1454	N	N	4527 4TH AVE NE
8	189000	0161	6/26/2009	395000	395000	1450	8	2008	Avg	1454	N	N	4527 4TH AVE NE
8	189000	0167	5/26/2009	395000	379000	1450	8	2008	Avg	1045	N	N	4525 4TH AVE NE
8	189000	0168	5/29/2009	395000	379000	1450	8	2008	Avg	1454	N	N	4523 4TH AVE NE
8	881890	0010	4/28/2011	550000	550000	1500	8	1912	Avg	4080	N	N	4707 LATONA AVE NE
8	051000	1460	3/8/2010	505000	491000	1570	8	2008	Avg	2400	N	N	4529 1ST AVE NE
8	783480	0045	6/21/2011	577500	578000	1610	8	1920	Vgood	2942	N	N	4668 EASTERN AVE N
8	051000	2015	3/5/2010	765000	744000	1650	8	1924	Good	3025	N	N	2318 N 44TH ST
8	226500	0190	8/19/2009	806000	777000	1690	8	2003	Avg	4000	N	N	4125 ASHWORTH AVE N
8	051000	4495	5/3/2011	660000	660000	1696	8	1924	Good	4440	N	N	2116 N 42ND ST
8	408380	1595	4/26/2011	587000	587000	1720	8	1917	Good	3400	N	N	4700 WALLINGFORD AVE N
8	881890	0080	8/4/2011	752000	752000	1760	8	1919	Good	4284	N	N	4700 LATONA AVE NE
8	881840	0580	6/27/2011	573000	573000	1770	8	1923	Good	4182	N	N	208 NE 47TH ST
8	783480	0175	12/2/2011	474000	474000	1790	8	1908	Good	3914	N	N	2319 N 50TH ST
8	408380	2350	2/3/2009	637000	609000	1800	8	1914	Good	3400	N	N	1817 N 47TH ST
8	917860	1623	1/31/2011	635000	635000	1806	8	1930	Good	3100	N	N	2513 N 42ND ST
8	881840	0690	5/6/2010	700000	682000	1840	8	1917	Good	4086	N	N	4747 2ND AVE NE
8	408380	2480	4/3/2009	700000	671000	1840	8	1919	Vgood	5000	N	N	4611 MERIDIAN AVE N
8	051000	1580	5/4/2010	620000	604000	1840	8	2009	Avg	2550	N	N	4510 EASTERN AVE N
8	408330	0705	8/12/2011	763560	764000	1890	8	1922	Good	4240	N	N	4317 BURKE AVE N

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Area 9
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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
8	189000	0215	5/13/2011	675000	675000	1910	8	1921	Good	4080	N	N	317 NE 47TH ST
8	408330	0555	3/23/2011	650000	650000	1920	8	1924	Good	4480	N	N	4333 WALLINGFORD AVE N
8	881840	0600	12/3/2009	676000	655000	1950	8	1924	Good	4106	N	N	4603 2ND AVE NE
8	420690	1685	4/5/2010	639000	622000	1960	8	1992	Avg	4000	N	N	4053 1ST AVE NE
8	881890	0245	7/28/2009	660000	636000	1960	8	1913	Good	4284	N	N	4703 4TH AVE NE
8	445230	0035	1/29/2010	753000	731000	2030	8	2004	Avg	3280	N	N	1318 N LUCAS PL
8	881890	0035	6/29/2009	785000	755000	2040	8	1924	Vgood	4080	N	N	4725 LATONA AVE NE
8	051000	3690	5/3/2010	775000	755000	2050	8	1929	Good	5523	N	N	2510 N 42ND ST
8	917860	1310	6/16/2011	655000	655000	2060	8	1928	Good	5700	N	N	2418 N 40TH ST
8	408330	0715	3/4/2011	649500	650000	2090	8	1911	Good	4240	N	N	4315 BURKE AVE N
8	917860	0245	7/28/2009	715000	689000	2350	8	1921	Good	5700	N	N	4007 BAGLEY AVE N
8	408380	2624	3/17/2010	490000	477000	1447	9	2007	Avg	1026	N	N	1922 N 46TH ST
8	408380	2625	12/21/2009	508000	492000	1624	9	2007	Avg	1183	N	N	1924 N 46TH ST
8	182504	9084	1/6/2011	695000	695000	1970	9	1991	Avg	6627	N	N	1310 C N 41ST ST
8	226500	0375	7/7/2009	910000	876000	2900	9	2008	Avg	4000	N	N	4214 INTERLAKE AVE N
9	226450	0012	6/7/2011	280000	280000	670	5	1904	Avg	2520	N	N	3843 CARR PL N
9	226450	0125	10/24/2011	431000	431000	730	7	1918	Avg	3600	N	N	3615 CARR PL N
9	408330	6810	2/9/2010	351500	341000	730	7	1918	Good	2720	N	N	1709 N 35TH ST
9	408330	6360	5/12/2011	439950	440000	830	7	1921	Avg	3420	N	N	3501 BURKE AVE N
9	408330	4755	3/26/2009	560000	536000	850	7	1924	Vgood	3420	Y	N	3709 SUNNYSIDE AVE N
9	229390	0130	4/21/2010	435000	424000	860	7	1910	Good	3000	N	N	4116 MIDVALE AVE N
9	397540	0180	8/17/2009	425000	410000	860	7	1948	Good	4218	N	N	3921 MIDVALE AVE N
9	397540	0060	7/21/2010	399950	391000	870	7	1938	Avg	4000	N	N	4000 WOODLAND PARK AVE N
9	226450	0205	11/16/2009	471500	456000	880	7	1923	Avg	4050	N	N	3614 ASHWORTH AVE N
9	408330	4660	7/20/2010	467250	457000	880	7	1927	Good	3420	N	N	3724 BAGLEY AVE N
9	408330	6490	5/3/2010	430000	419000	880	7	1925	Good	3600	N	N	1908 N 35TH ST
9	917860	1465	8/22/2011	391000	391000	880	7	1920	Avg	3300	Y	N	2508 N 39TH ST
9	397540	0040	6/23/2009	447000	430000	890	7	1938	Avg	4218	N	N	4015 MIDVALE AVE N
9	408330	5485	4/22/2011	368000	368000	890	7	1926	Avg	2280	N	N	1815 N 37TH ST
9	226450	0170	11/21/2011	444000	444000	910	7	1918	Good	4050	N	N	1502 N 36TH ST

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Area 9
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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
9	408330	6830	10/25/2010	449000	441000	920	7	1923	Avg	2400	N	N	3435 DENSMORE AVE N
9	408330	6240	5/18/2011	599000	599000	990	7	1927	Vgood	3120	N	N	3504 DENSMORE AVE N
9	408330	5140	10/13/2009	515000	498000	1000	7	1910	Avg	6840	N	N	3640 BAGLEY AVE N
9	917860	0040	3/11/2010	449000	437000	1000	7	1905	Avg	5700	N	N	3918 MERIDIAN AVE N
9	007200	0045	6/20/2011	534000	534000	1020	7	1950	Good	4005	N	N	4112 MIDVALE AVE N
9	408330	5740	3/23/2009	424000	406000	1030	7	1906	Avg	4560	N	N	3636 DENSMORE AVE N
9	408330	5770	11/17/2010	360000	354000	1030	7	1916	Avg	4560	N	N	3639 DENSMORE AVE N
9	569450	0210	4/12/2010	455000	443000	1060	7	1911	Good	3750	N	N	4270 WHITMAN AVE N
9	397540	0030	1/11/2010	397000	385000	1060	7	1906	Good	4218	N	N	4023 MIDVALE AVE N
9	193130	0022	9/6/2011	539500	540000	1080	7	1906	Avg	5884	N	N	4117 WOODLAND PARK AVE N
9	408330	3195	2/12/2009	509000	487000	1090	7	1913	Good	4332	N	N	3817 CORLISS AVE N
9	049550	0050	8/24/2009	590000	569000	1100	7	1910	Good	5130	N	N	3925 WOODLAWN AVE N
9	408330	3565	5/19/2010	567500	554000	1100	7	1922	Good	3600	N	N	1909 N 39TH ST
9	408330	4440	11/2/2009	475000	459000	1110	7	1906	Good	3600	N	N	3728 BURKE AVE N
9	397540	0245	5/26/2009	310000	298000	1130	7	1948	Avg	4000	N	N	3922 WOODLAND PARK AVE N
9	007200	0040	4/21/2009	575000	551000	1140	7	1924	Good	4109	N	N	4115 MIDVALE AVE N
9	408330	5950	8/11/2011	550000	550000	1200	7	1945	Avg	6840	N	N	3623 WOODLAWN AVE N
9	408330	4205	8/4/2009	455000	438000	1220	7	1900	Good	3055	N	N	1553 N 38TH ST
9	193130	0425	7/7/2010	529000	517000	1280	7	1923	Good	3200	N	N	910 N 39TH ST
9	782120	0925	4/29/2010	485000	473000	1280	7	1921	Vgood	2468	N	N	4314 MIDVALE AVE N
9	197220	2300	11/29/2011	514000	514000	1360	7	1900	Good	3000	N	N	911 N 36TH ST
9	197220	2300	6/7/2010	441500	514000	1360	7	1900	Good	3000	N	N	911 N 36TH ST
9	193130	0040	8/17/2011	400000	400000	1360	7	1910	Good	3200	N	N	4107 WOODLAND PARK AVE N
9	408330	5910	5/5/2011	615000	615000	1370	7	1919	Good	4560	N	N	3642 WOODLAWN AVE N
9	226450	0080	8/21/2011	502500	503000	1370	7	1916	Avg	3600	N	N	3655 CARR PL N
9	408330	6070	9/28/2011	590000	590000	1400	7	1928	Vgood	3420	N	N	3531 DENSMORE AVE N
9	917860	0120	8/17/2009	562000	542000	1440	7	1921	Vgood	3990	N	N	3911 BAGLEY AVE N
9	408330	5945	11/17/2011	630000	630000	1460	7	1918	Avg	5130	N	N	3629 WOODLAWN AVE N
9	408330	6035	6/18/2009	570000	548000	1490	7	1920	Vgood	4560	N	N	3527 WOODLAWN AVE N
9	408330	2630	11/2/2010	587000	577000	1500	7	1919	Vgood	3900	N	N	3906 WALLINGFORD AVE N

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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
9	408330	6540	3/7/2011	605000	605000	1506	7	1900	Good	4800	N	N	3530 BURKE AVE N
9	408330	5720	12/27/2010	425500	419000	1520	7	1948	Good	6840	N	N	3624 DENSMORE AVE N
9	408330	4055	6/23/2010	526000	514000	1590	7	1917	Good	4560	N	N	3729 WALLINGFORD AVE N
9	408330	3940	2/7/2011	569000	569000	1600	7	1924	Vgood	3420	N	N	3819 WOODLAWN AVE N
9	408330	6330	2/4/2011	499950	500000	1600	7	1911	Good	4560	N	N	3523 BURKE AVE N
9	408330	5325	9/4/2009	739000	713000	1620	7	1902	Good	7200	N	N	3641 MERIDIAN AVE N
9	917860	0885	5/25/2010	680000	663000	1620	7	1925	Vgood	2800	N	N	3903 SUNNYSIDE AVE N
9	193130	0155	12/16/2011	625000	625000	1640	7	1922	Vgood	4800	N	N	4023 WOODLAND PARK AVE N
9	408330	3910	8/22/2011	480000	480000	1700	7	1900	Avg	6840	N	N	3822 WOODLAWN AVE N
9	408330	4950	10/10/2011	581500	582000	1720	7	1925	Avg	6840	Y	N	3645 SUNNYSIDE AVE N
9	408330	2675	6/8/2011	340000	340000	1760	7	1916	Avg	4560	N	N	3926 WALLINGFORD AVE N
9	408330	3465	11/18/2010	647000	636000	1770	7	1908	Good	4800	N	N	3821 MERIDIAN AVE N
9	408330	6545	7/24/2009	517500	498000	1800	7	1921	Avg	4800	N	N	3538 BURKE AVE N
9	408330	3885	5/17/2010	585000	571000	1850	7	1902	Good	2400	N	N	1612 N 38TH ST
9	917860	0745	6/15/2010	691500	675000	1910	7	1909	Good	5928	N	N	3911 CORLISS AVE N
9	049550	0295	6/25/2009	595000	572000	2000	7	1915	Vgood	6840	N	N	3936 WOODLAWN AVE N
9	408330	2695	3/30/2010	630000	613000	2070	7	1925	Good	4000	N	N	1911 N 40TH ST
9	408330	5440	8/7/2009	569220	548000	2198	7	1968	Avg	4800	N	N	3634 BURKE AVE N
9	408330	2440	5/3/2010	680000	663000	2220	7	1925	Avg	4560	N	N	3917 WALLINGFORD AVE N
9	408330	4635	9/13/2010	690000	676000	2310	7	1921	Vgood	4560	N	N	3710 BAGLEY AVE N
9	917860	0880	2/16/2010	755000	733000	2380	7	1909	Avg	4040	N	N	2312 N 39TH ST
9	197220	2385	4/25/2011	419950	420000	800	8	2008	Avg	1562	N	N	3506 TROLL AVE N
9	569450	0496	5/13/2010	315000	307000	920	8	2005	Avg	1036	N	N	4220 WINSLOW PL N
9	197220	2384	3/24/2011	430000	430000	960	8	2008	Avg	1873	N	N	3508 TROLL AVE N
9	193130	0523	4/27/2009	301950	290000	980	8	1999	Avg	1868	N	N	4035 B WHITMAN AVE N
9	197220	1904	7/21/2009	331000	319000	990	8	2003	Avg	1303	N	N	3812 WHITMAN AVE N
9	803270	0067	2/15/2011	358000	358000	1050	8	2007	Avg	1150	N	N	3835 B ASHWORTH AVE N
9	569450	0530	12/19/2011	351000	351000	1110	8	2003	Avg	1197	N	N	956 D N 42ND ST
9	193130	0409	6/24/2009	393000	378000	1180	8	2008	Avg	1371	N	N	3905 WHITMAN AVE N
9	193130	0408	2/23/2009	390000	373000	1180	8	2008	Avg	1160	N	N	3907 WHITMAN AVE N

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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
9	193130	0410	12/22/2011	383000	383000	1180	8	2008	Avg	950	N	N	3903 WHITMAN AVE N
9	193130	0408	10/21/2011	373000	373000	1180	8	2008	Avg	1160	N	N	3907 WHITMAN AVE N
9	193130	0412	5/11/2009	363000	348000	1190	8	2008	Avg	1200	N	N	914 N 39TH ST
9	803270	0133	6/25/2009	427000	411000	1220	8	2008	Avg	1328	N	N	3836 B INTERLAKE AVE N
9	104800	0020	5/17/2011	390000	390000	1240	8	2008	Avg	949	N	N	3465 MERIDIAN AVE N
9	104800	0030	3/24/2011	390000	390000	1240	8	2008	Avg	929	N	N	3463 MERIDIAN AVE N
9	193130	0687	8/24/2009	375000	362000	1280	8	2004	Avg	985	N	N	4105 B WHITMAN AVE N
9	803270	0148	12/21/2010	485000	477000	1280	8	2009	Avg	1394	N	N	3823 B INTERLAKE AVE N
9	197220	2180	6/14/2010	450000	439000	1290	8	2007	Avg	1134	N	N	3615 C ALBION PL N
9	569450	0376	2/8/2010	449950	437000	1300	8	2006	Avg	1283	N	N	4260 A WINSLOW PL N
9	569450	0375	3/10/2011	356500	357000	1300	8	2006	Avg	1117	N	N	4262 B WINSLOW PL N
9	803270	0147	3/5/2010	515000	501000	1300	8	2009	Avg	1433	N	N	3823 A INTERLAKE AVE N
9	197220	2052	9/15/2009	377000	364000	1310	8	2001	Avg	917	N	N	3634 B WHITMAN AVE N
9	803270	0072	3/8/2010	473000	460000	1320	8	2008	Avg	1250	N	N	3833 A ASHWORTH AVE N
9	803270	0071	6/22/2011	420000	420000	1320	8	2008	Avg	1250	N	N	3833 B ASHWORTH AVE N
9	193130	0689	6/15/2009	389000	374000	1320	8	2004	Avg	1310	N	N	4107 B WHITMAN AVE N
9	104800	0110	12/1/2010	395000	388000	1370	8	2008	Avg	1140	N	N	3435 MERIDIAN AVE N
9	197220	2184	3/15/2010	440000	428000	1390	8	2007	Avg	922	N	N	3615 B ALBION PL N
9	104800	0040	6/17/2010	464700	454000	1390	8	2008	Avg	1211	N	N	3461 MERIDIAN AVE N
9	193130	0520	10/31/2011	370000	370000	1430	8	1999	Avg	918	N	N	4033 B WHITMAN AVE N
9	197220	2224	2/19/2010	400000	389000	1430	8	2005	Avg	984	N	N	3841 B WOODLAND PARK AVE N
9	226450	0947	8/19/2011	480000	480000	1440	8	2008	Avg	1526	N	N	3630 C INTERLAKE AVE N
9	803270	0152	10/11/2011	315000	315000	1440	8	2004	Avg	1544	N	N	3835 B INTERLAKE AVE N
9	197220	2215	6/11/2009	485000	466000	1480	8	2005	Avg	1281	N	N	3841 C WOODLAND PARK AVE N
9	197220	2381	7/9/2010	435000	425000	1480	8	2008	Avg	939	N	N	3504 TROLL AVE N
9	226450	1007	11/24/2009	387000	375000	1510	8	2001	Avg	1339	N	N	3813 B INTERLAKE AVE N
9	226450	1000	8/26/2009	520000	501000	1550	8	2009	Avg	1376	N	N	3821 INTERLAKE AVE N
9	226450	1001	11/5/2009	493750	478000	1550	8	2009	Avg	1376	N	N	3815 INTERLAKE AVE N
9	226450	1029	6/20/2011	352000	352000	1610	8	2008	Avg	1078	N	N	3609 B INTERLAKE AVE N
9	226450	1032	4/6/2011	350000	350000	1610	8	2008	Avg	1048	N	N	3611 A INTERLAKE AVE N

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Area 9
(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
9	226450	1038	6/23/2011	340000	340000	1610	8	2008	Avg	1184	N	N	3607 A INTERLAKE AVE N
9	226450	1033	8/16/2011	330000	330000	1610	8	2008	Avg	1049	N	N	3611 B INTERLAKE AVE N
9	226450	1002	10/20/2009	480000	464000	1620	8	2009	Avg	1845	N	N	3817 INTERLAKE AVE N
9	226450	1003	10/26/2009	468000	452000	1620	8	2009	Avg	1845	N	N	3819 INTERLAKE AVE N
9	197220	2022	11/29/2010	413000	406000	1640	8	1998	Avg	1237	Y	N	3652 WHITMAN AVE N
9	408330	3155	7/6/2010	645438	631000	1650	8	1907	Avg	4560	N	N	3822 CORLISS AVE N
9	803270	0155	4/9/2010	505000	492000	1650	8	2009	Avg	1346	N	N	3829 A INTERLAKE AVE N
9	803270	0149	1/5/2011	469950	470000	1650	8	2009	Avg	1366	N	N	3827 A INTERLAKE AVE N
9	803270	0154	5/25/2010	501000	489000	1670	8	2009	Avg	1345	N	N	3829 B INTERLAKE AVE N
9	803270	0151	7/9/2010	485000	474000	1670	8	2009	Avg	1365	N	N	3827 B INTERLAKE AVE N
9	803270	0099	5/13/2010	528000	515000	1690	8	2006	Avg	1449	N	N	3802 INTERLAKE AVE N
9	408330	6404	4/5/2010	580000	565000	1700	8	2009	Avg	1465	N	N	1805 N 36TH ST
9	803270	0003	10/19/2011	481000	481000	1740	8	2005	Avg	1817	N	N	3806 ASHWORTH AVE N
9	803270	0104	10/20/2009	487000	471000	1750	8	2009	Avg	1573	N	N	3806 B INTERLAKE AVE N
9	803270	0105	11/19/2009	480000	465000	1750	8	2009	Avg	1563	N	N	3806 A INTERLAKE AVE N
9	408330	3595	12/22/2010	810000	797000	1840	8	1904	Vgood	5700	N	N	3833 BURKE AVE N
9	408330	6407	12/1/2009	647000	626000	1840	8	2009	Avg	1595	N	N	1811 N 36TH ST
9	408330	6406	11/16/2009	645000	624000	1840	8	2009	Avg	1595	N	N	1809 N 36TH ST
9	408330	6405	11/16/2009	610000	590000	1840	8	2009	Avg	1285	N	N	1807 N 36TH ST
9	226450	0860	6/2/2010	693300	677000	2180	8	1994	Avg	4400	N	N	3633 ASHWORTH AVE N
9	408330	4910	8/12/2010	850000	832000	2640	8	1905	Vgood	6840	Y	N	3716 SUNNYSIDE AVE N
9	197220	2527	8/27/2010	412000	404000	1430	9	2001	Avg	1275	N	N	933 C N 35TH ST
9	197220	2383	6/29/2010	440000	430000	1435	9	2008	Avg	909	N	N	3500 TROLL AVE N
9	197220	2505	6/15/2011	445000	445000	1540	9	2004	Avg	1256	N	N	919 A N 35TH ST
9	197220	2382	1/11/2011	399950	400000	1545	9	2008	Avg	776	N	N	3502 TROLL AVE N
9	197220	2508	10/11/2011	435862	436000	1730	9	2004	Avg	1307	N	N	919 D N 35TH ST
9	408330	2918	2/3/2010	883500	858000	2160	9	2003	Avg	3753	Y	N	3819 EASTERN AVE N
9	408330	4400	1/11/2010	740000	718000	2730	9	1991	Avg	3600	N	N	1916 N 37TH ST
9	408330	3955	12/21/2009	1140000	1105000	3680	10	2009	Avg	6840	N	N	3729 DENSMORE AVE N

Improved Sales Removed in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	0775	12/23/2011	600000	OBSOLESCENCE;PREVIMP<=25K
8	051000	2420	6/24/2009	320000	OBSOLESCENCE
8	051000	2420	2/23/2009	365641	OBSOLESCENCE AND OTHER WARNINGS
8	051000	3363	12/6/2011	429000	DATA DIDN'T MATCH SALE
8	051000	3630	4/14/2010	390400	EXEMPT FROM EXCISE TAX
8	189000	0100	12/1/2010	515000	ACTIVE PERMIT BEFORE SALE>25K
8	189000	0250	9/17/2010	595000	DATA DIDN'T MATCH SALE
8	226500	0145	6/8/2010	560000	DATA DIDN'T MATCH SALE
8	226500	0145	10/9/2009	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	226500	0180	5/11/2009	590000	RELOCATION - SALE TO SERVICE
8	251350	0070	5/22/2010	700000	ACTIVE PERMIT BEFORE SALE>25K
8	251350	0070	4/17/2009	325000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
8	313120	0215	8/18/2011	140000	DOR RATIOAND OTHER WARNINGS
8	313120	0560	5/26/2010	1024500	DATA DIDN'T MATCH SALE
8	313120	0610	10/19/2009	234819	DOR RATIO AND OTHER WARNINGS
8	313120	1035	3/26/2010	450000	NO MARKET EXPOSURE AND OTHER WARNINGS
8	313120	1100	6/29/2011	1295000	DATA DIDN'T MATCH SALE
8	313120	1450	8/19/2010	410000	DATA DIDN'T MATCH SALE
8	313120	1550	3/23/2011	480877	OBSOLESCENCE
8	313120	1700	11/9/2011	350000	DATA DIDN'T MATCH SALE
8	408330	0835	2/3/2011	335000	PREVIMP<=25K
8	408330	1420	8/27/2010	840000	DATA DIDN'T MATCH SALE
8	408330	1510	3/16/2010	15000	DOR RATIO AND OTHER WARNINGS
8	408330	1890	9/23/2010	101582	DOR RATIO AND OTHER WARNINGS
8	408330	2225	4/19/2011	645000	ACTIVE PERMIT BEFORE SALE>25K
8	408330	2225	8/30/2010	380000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	408330	2226	12/6/2011	727000	DATA DIDN'T MATCH SALE
8	408330	2305	7/29/2011	815000	DATA DIDN'T MATCH SALE
8	408380	0630	8/22/2011	385000	DATA DIDN'T MATCH SALE
8	408380	1535	8/13/2009	354145	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	408380	1645	10/4/2011	821000	DATA DIDN'T MATCH SALE
8	408380	1665	8/23/2011	450000	DATA DIDN'T MATCH SALE
8	408380	2275	5/12/2010	615000	OBSOLESCENCE
8	408380	2425	4/20/2011	380000	OBSOLESCENCE
8	408380	2615	11/9/2011	380000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	408380	2630	11/11/2009	556000	OBSOLESCENCE;PREVIMP<=25K
8	420690	1010	3/12/2010	444900	DATA DIDN'T MATCH SALE
8	420690	1125	9/2/2009	410000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	420690	1210	9/13/2011	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	420690	1390	10/21/2010	839000	DATA DIDN'T MATCH SALE
8	445230	0090	4/14/2009	418000	NO MARKET EXPOSURE AND OTHER WARNINGS
8	686520	0045	5/19/2011	375000	DATA DIDN'T MATCH SALE
8	686520	0425	4/9/2009	368500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	686520	0810	5/6/2010	540000	OBSOLESCENCE
8	881840	0245	6/3/2009	630000	DATA DIDN'T MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	881840	0340	4/1/2010	767500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	881840	0355	4/7/2010	945500	DATA DIDN'T MATCH SALE
8	881890	0245	7/28/2009	660000	RELOCATION - SALE TO SERVICE
8	917860	0600	11/9/2009	1252875	DATA DIDN'T MATCH SALE
8	917860	0615	6/1/2010	535000	UNFINISHED AREA
8	917860	1070	2/3/2009	1380000	DATA DIDN'T MATCH SALE
8	917860	1090	4/30/2010	968000	DATA DIDN'T MATCH SALE
9	035400	0067	11/18/2011	465000	NO MARKET EXPOSURE
9	035400	0155	6/17/2010	247000	DOR RATIO AND OTHER WARNINGS
9	182504	9015	5/19/2011	580000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	193130	0005	10/28/2009	1050000	QUESTIONABLE PER SALES IDENTIFICATION
9	193130	0560	9/26/2011	335000	DATA DIDN'T MATCH SALE
9	193130	0680	2/20/2009	345000	NON-REPRESENTATIVE SALE
9	197220	1850	3/15/2011	506000	OBSOLESCENCE
9	197220	2220	2/18/2010	487900	NON-REPRESENTATIVE SALE
9	197220	2221	3/16/2010	365000	DATA DIDN'T MATCH SALE
9	197220	2375	3/25/2010	275000	ACTIVE PERMIT BEFORE SALE>25K
9	197220	2500	2/9/2009	281300	OBSOLESCENCE
9	226450	0765	10/21/2010	550000	OBSOLESCENCE AND OTHER WARNINGS
9	226450	0895	8/14/2010	620000	DATA DIDN'T MATCH SALE
9	229390	0120	11/17/2011	322000	DATA DIDN'T MATCH SALE
9	229390	0145	4/8/2009	382000	FORCED SALE; STATEMENT TO DOR
9	230640	0030	6/27/2011	290000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	392540	0060	4/8/2010	690000	DATA DIDN'T MATCH SALE
9	392540	0060	8/20/2009	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	397540	0170	8/4/2011	690000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	397540	0245	5/12/2010	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	397540	0250	12/8/2009	440000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	397540	0436	5/17/2010	415950	UNFINISHED AREA
9	408330	2420	5/3/2010	840000	OBSOLESCENCE
9	408330	2510	1/16/2009	172171	DOR RATIO AND OTHER WARNINGS
9	408330	2560	8/27/2010	948000	UNFINISHED AREA
9	408330	2890	6/23/2011	1350000	DATA DIDN'T MATCH SALE
9	408330	3510	5/31/2011	199379	DOR RATIO AND OTHER WARNINGS
9	408330	4200	2/27/2009	545000	OBSOLESCENCE;PREVIMP<=25K
9	408330	4395	4/8/2011	849000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	408330	4750	8/5/2010	123300	DOR RATIO AND OTHER WARNINGS
9	408330	4770	1/12/2010	379000	NO MARKET EXPOSURE
9	408330	5020	9/12/2011	635000	DATA DIDN'T MATCH SALE
9	408330	5040	1/22/2010	375000	TEAR DOWN
9	408330	5335	3/23/2010	404500	DATA DIDN'T MATCH SALE
9	408330	5465	7/29/2010	510000	DATA DIDN'T MATCH SALE
9	408330	5605	8/30/2010	352750	OBSOLESCENCE;PREVIMP<=25K
9	408330	5795	10/6/2011	232500	DOR RATIO AND OTHER WARNINGS
9	408330	6280	4/7/2009	300000	NO MARKET EXPOSURE AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	408330	6505	6/6/2010	418800	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	6710	2/2/2009	352000	OBSOLESCENCE AND OTHER WARNINGS
9	420690	0585	12/22/2010	380000	ACTIVE PERMIT BEFORE SALE>25K;OBSOLESCENCE
9	686520	0996	11/3/2009	310000	DATA DIDN'T MATCH SALE
9	782120	0390	10/23/2009	114226	DOR RATIO AND OTHER WARNINGS
9	917860	0685	1/25/2010	622000	DATA DIDN'T MATCH SALE
9	944530	0055	6/28/2011	750000	UNFINISHED AREA
9	944530	0110	12/5/2011	680000	DATA DIDN'T MATCH SALE

Vacant Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
9	397540	0170	8/9/2010	175000	4218	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	408380	0265	5/14/2009	25000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	226150	0150	9/7/2010	1080000	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE