

Residential Revalue

2012 Assessment Roll

Laurelhurst / Windermere

Area 10

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:

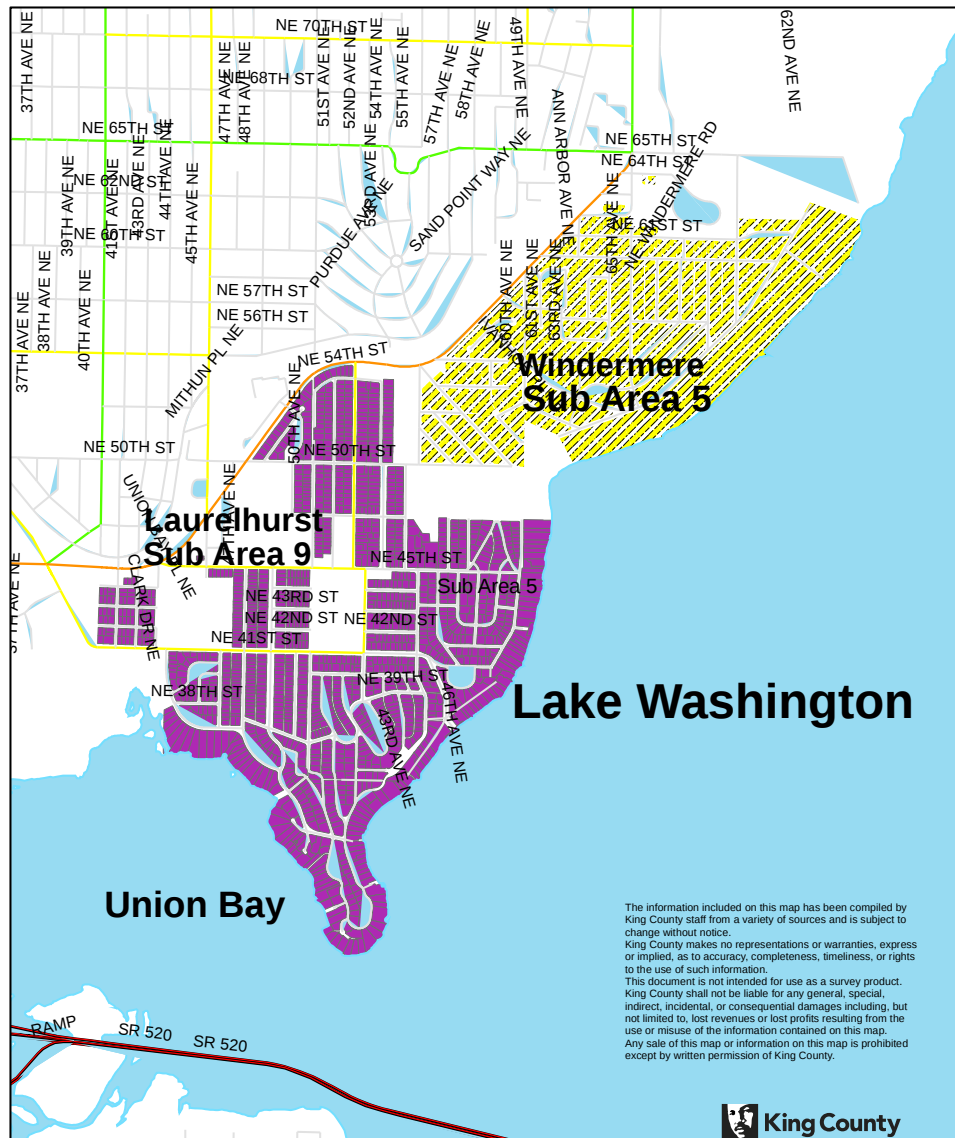
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 10



Laurelhurst / Windermere Housing



Grade 7/ Year Built 1946/ Total Living Area 1200



Grade 8/ Year Built 1941/Renovated 1987
Total Living Area 2630



Grade 9/ Year Built 1931/ Total Living Area 2010



Grade 10/ Year Built 1927/ Total Living Area 3390



Grade 11/ Year Built 1927/ Total Living Area 4330



Grade 12/ Year Built 1990/ Total Living Area 4780

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Laurelhurst – Windermere / 10

Number of Improved Sales: 208

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	\$444,200	\$434,200	\$878,400			
2012 Value	\$453,400	\$484,900	\$938,300	\$1,039,400	90.3%	8.29%
Change	+\$9,200	+\$50,700	+\$59,900			
% Change	+2.1%	+11.7%	+6.8%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$496,900	\$442,900	\$939,800
2012 Value	\$510,300	\$485,600	\$995,900
Percent Change	+2.7%	+9.6%	+6.0%

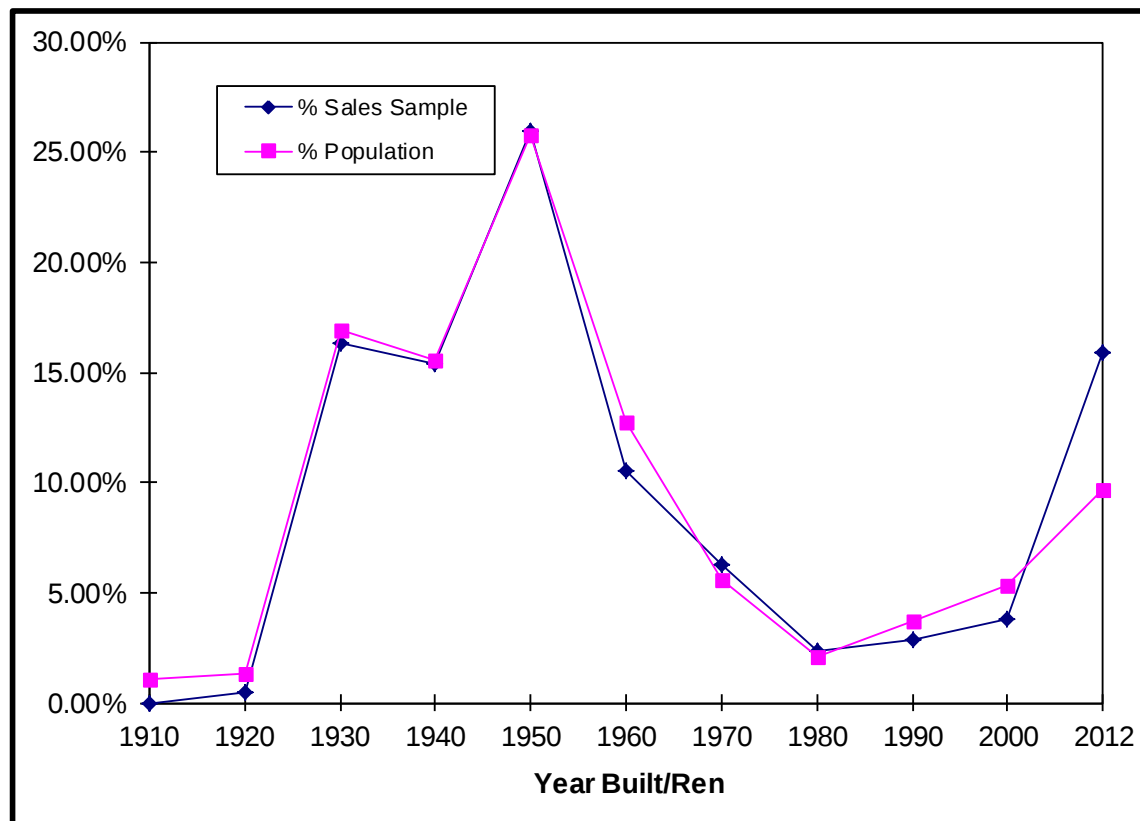
Number of one to three unit residences in the population: 2251

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.48%
1930	34	16.35%
1940	32	15.38%
1950	54	25.96%
1960	22	10.58%
1970	13	6.25%
1980	5	2.40%
1990	6	2.88%
2000	8	3.85%
2012	33	15.87%
	208	

Population		
Year Built/Ren	Frequency	% Population
1910	25	1.11%
1920	30	1.33%
1930	382	16.97%
1940	350	15.55%
1950	581	25.81%
1960	287	12.75%
1970	126	5.60%
1980	47	2.09%
1990	83	3.69%
2000	121	5.38%
2012	219	9.73%
	2251	

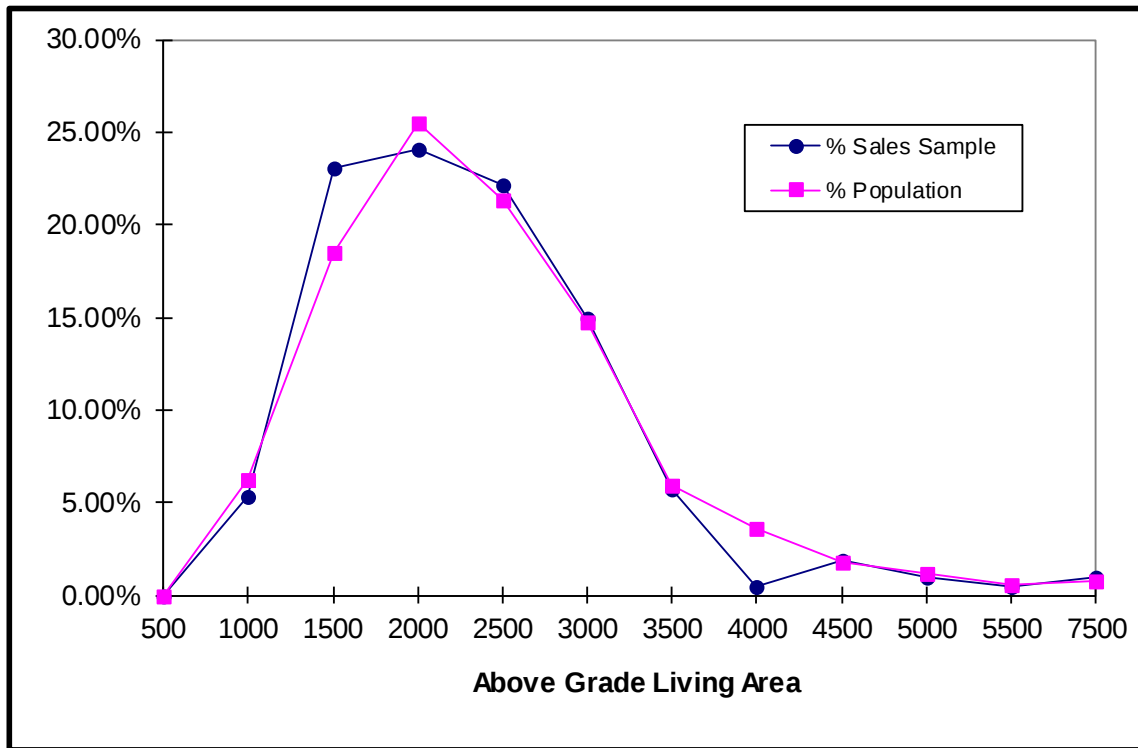


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	5.29%
1500	48	23.08%
2000	50	24.04%
2500	46	22.12%
3000	31	14.90%
3500	12	5.77%
4000	1	0.48%
4500	4	1.92%
5000	2	0.96%
5500	1	0.48%
7500	2	0.96%
	208	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	141	6.26%
1500	417	18.53%
2000	574	25.50%
2500	480	21.32%
3000	331	14.70%
3500	133	5.91%
4000	80	3.55%
4500	41	1.82%
5000	26	1.16%
5500	12	0.53%
8600	16	0.71%
	2251	

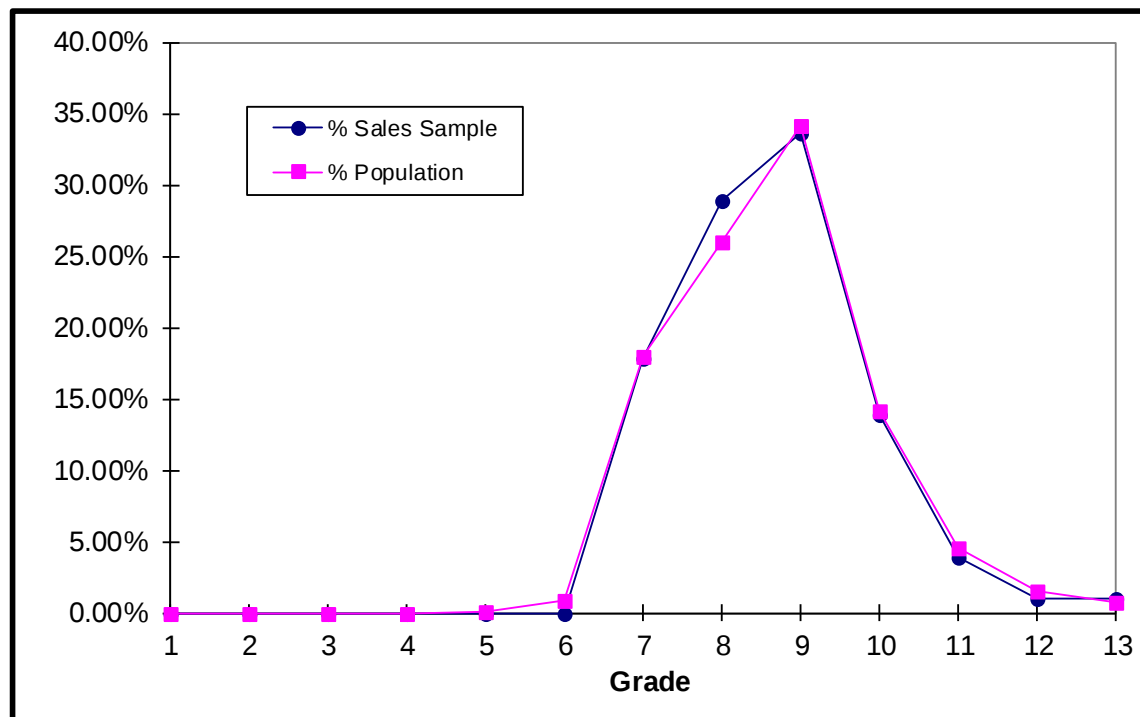


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	0	0.00%
7	37	17.79%
8	60	28.85%
9	70	33.65%
10	29	13.94%
11	8	3.85%
12	2	0.96%
13	2	0.96%
	208	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.04%
6	20	0.89%
7	405	17.99%
8	585	25.99%
9	768	34.12%
10	318	14.13%
11	103	4.58%
12	34	1.51%
13	17	0.76%
	2251	



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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

The following Departmental guidelines were considered and adhered to:

Sales from 1/2009 to 1/2012 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2012.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 10 – Laurelhurst/Windermere

Boundaries:

Area 10 is bounded on the east and south by Lake Washington. To the southwest is Union Bay. It is bounded on the west by Sand Point Way NE and on the north by Magnuson Park.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 10 is located in northeast Seattle between Lake Washington and Sand Point Way NE. There are two distinct sub areas within Area 10, Laurelhurst to the south and Windermere to the north.

Laurelhurst is defined as sub area 9 and includes neighborhoods 1& 3 and the southerly portion of neighborhood 4. Neighborhoods 1 & 3 are the primary and most valuable neighborhoods in sub area 9. The south portion of neighborhood 4 is a peripheral neighborhood with lower consequential land values. Parcels in neighborhoods 1 & 3 enjoy the right to join the Laurelhurst Beach Club.

Windermere is defined as sub area 5 and includes neighborhood 2 and the west and northerly portion of neighborhood 4. Neighborhood 2 is the primary and most valuable neighborhood in sub area 5. As noted above neighborhood 4 is a peripheral neighborhood with lower consequential land values. Neighborhood 5 is an additional peripheral neighborhood within sub area 5. Parcels in neighborhood 2 enjoy access Windermere Park which is located on Lake Washington.

A map showing each neighborhood is included on page 15 of this report.

Area 10 is a very upscale area with the majority of the homes being grades 9-13. The improvements range from grade 5 to 13. Homes were built between 1900 and 2012 with the predominant year built between 1920 and 1960. The average sale price of a non-waterfront home is \$922,000. The average sale price of a waterfront home is \$3,914,000. A major quality of the area is the abundant views of Lake Washington, with 819 out of 2340 improved parcels (35%) enjoying a Lake Washington view. The area is influenced by its proximity to the University of Washington, Children's Hospital, University Village Shopping Center, Lake Washington and Magnuson Park. Area 10 includes 2422 parcels of which 98% are improved. New construction almost always occurs as a result of an existing home being torn down due to a lack of vacant parcels suitable for development. Area 10 includes 177 waterfront parcels ranging from low bank to high bank.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. Unfortunately there were no vacant land sales in area 10 during this time period. There were, however, a number of tear down sales where the purchaser acquired the property with the intention of removing the existing improvement and constructing a new one. These sales were used along with typical land to

building ratios of 30% on sales of newer homes to determine land values in the area. Minimal vacant sales in adjacent areas were not considered as the nature and predominant values of area 10 are dissimilar to surrounding areas.

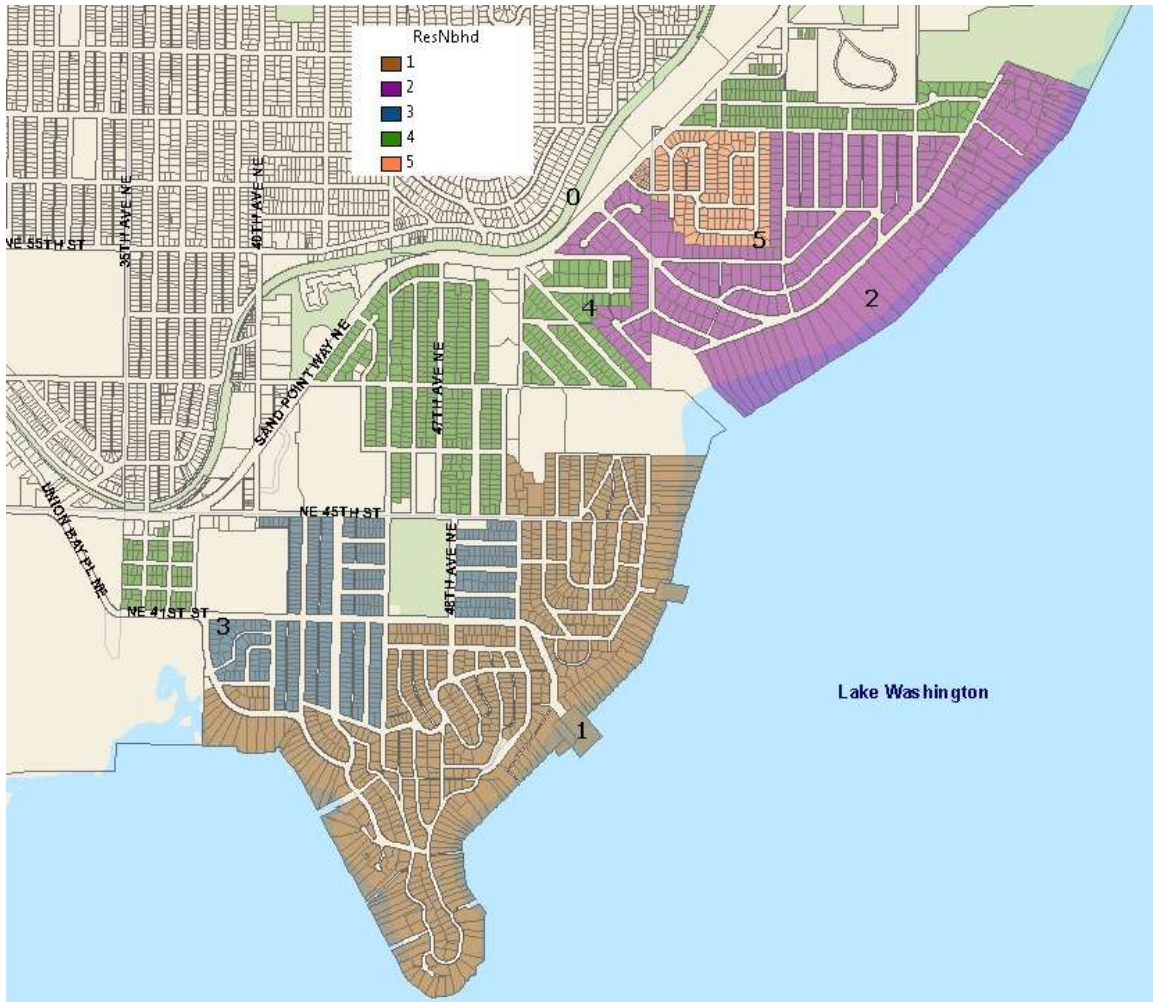
Typical lot size in neighborhoods 1, 3, 4 & 5 were 6300 square feet while typical non-waterfront lot size in neighborhood 2 is 14,400 square feet. Positive adjustments were made for additional square footage and views. Negative adjustments were made smaller lots, topographical issues, traffic impacts and proximity to commercial properties. Waterfront lots were valued by the front foot.

A typical 6400 square foot, non-waterfront lot in neighborhoods 1 & 3 has a value of \$344,000.

A typical 14,000 square foot, non-waterfront lot in neighborhood 2 has a value of \$536,000. A

typical 6000 square foot, non-waterfront lot in neighborhoods 4 & 5 has a value of \$258,000.

Neighborhood Map



***Tear Down Sales Used In This Physical Inspection Analysis
Area 10***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	397790	0094	9/15/2009	456000	13500	Y	N
5	947120	0775	9/15/2009	5400000	89413	Y	Y
5	947120	0790	10/21/2009	4115750	65186	Y	Y
9	421490	0184	10/18/2010	3850000	25976	Y	Y
9	421740	0975	4/7/2010	553500	4800	Y	N
9	421740	1325	6/17/2010	598000	6000	N	N
9	661300	0505	2/28/2011	225000	8778	Y	N
9	761370	0140	1/22/2009	720000	6000	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 10***

None.

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that location, land value, age, grade and condition were influential in the market.

An analysis after valuation revealed that an additional time adjustment for the first 2 years of sales used needed to be made. This resulted in a minus 2.4% adjustment to total value to all EMV parcels except for waterfront, duplexes and triplexes.

Area 10 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 0.969, resulting in an adjusted value of \$509000 ($\$525000 \times .969 = \508725 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.962	-3.8%
2/1/2009	0.963	-3.7%
3/1/2009	0.964	-3.6%
4/1/2009	0.965	-3.5%
5/1/2009	0.966	-3.4%
6/1/2009	0.967	-3.3%
7/1/2009	0.968	-3.2%
8/1/2009	0.969	-3.1%
9/1/2009	0.970	-3.0%
10/1/2009	0.971	-2.9%
11/1/2009	0.972	-2.8%
12/1/2009	0.973	-2.7%
1/1/2010	0.974	-2.6%
2/1/2010	0.975	-2.5%
3/1/2010	0.976	-2.4%
4/1/2010	0.978	-2.2%
5/1/2010	0.979	-2.1%
6/1/2010	0.980	-2.0%
7/1/2010	0.981	-1.9%
8/1/2010	0.982	-1.8%
9/1/2010	0.983	-1.7%
10/1/2010	0.984	-1.6%
11/1/2010	0.985	-1.5%
12/1/2010	0.986	-1.4%
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 Physical Inspection Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	298580	0175	6/15/2009	449000	434000	810	7	1943	4	6150	0	0	5817 57TH AVE NE
5	240950	0315	6/6/2011	380000	380000	890	7	1952	4	5243	3	0	6337 NE 61ST ST
5	071400	0170	2/7/2011	345000	345000	920	7	1946	3	6195	0	0	5735 59TH AVE NE
5	071400	0090	4/15/2010	565000	553000	930	7	1946	4	5460	0	0	5716 NE 57TH ST
5	071400	0290	7/19/2010	639000	627000	950	7	1946	5	6630	0	0	5615 NE 58TH ST
5	071400	0095	12/1/2010	432500	426000	960	7	1946	4	5460	0	0	5712 NE 57TH ST
5	298580	0120	6/19/2009	469000	454000	990	7	1943	5	6150	0	0	5816 56TH AVE NE
5	298580	0195	1/24/2011	343000	343000	1230	7	1943	3	8316	0	0	5837 56TH AVE NE
5	560600	0014	11/23/2010	639000	630000	1240	7	1947	4	6300	8	0	5025 NICKLAS PL NE
5	071400	0395	8/30/2010	525000	516000	1340	7	1947	3	6050	0	0	5624 59TH AVE NE
5	071400	0240	9/20/2010	545000	536000	1420	7	1949	4	7565	0	0	5748 NE 56TH ST
5	560600	0040	6/21/2011	672000	672000	1420	7	1945	4	5000	1	0	5035 NICKLAS PL NE
5	071400	0330	2/3/2011	637500	638000	1630	7	1947	4	7130	0	0	5711 NE 56TH ST
5	560600	0255	6/9/2009	675000	653000	1820	7	1946	4	5700	3	0	5035 IVANHOE PL NE
5	560600	0209	11/30/2010	659500	650000	1060	8	1951	4	4200	8	0	5054 NICKLAS PL NE
5	560600	0369	12/10/2009	570000	555000	1210	8	1950	3	5100	2	0	5006 IVANHOE PL NE
5	071400	0205	6/28/2011	526650	527000	1240	8	1947	3	6820	0	0	5710 NE 56TH ST
5	226300	0055	11/15/2011	540000	540000	1410	8	1955	3	9120	0	0	6503 NE 61ST ST
5	226300	0055	10/8/2009	640000	540000	1410	8	1955	3	9120	0	0	6503 NE 61ST ST
5	321320	0165	11/18/2009	570000	555000	1560	8	1955	3	6420	2	0	5744 NE 61ST ST
5	560600	0245	1/23/2009	765000	736000	1640	8	1946	4	10000	2	0	5002 HAROLD PL NE
5	240950	0255	12/14/2010	611700	603000	1740	8	1953	4	5350	1	0	6015 65TH AVE NE
5	321320	0280	6/17/2009	599000	580000	1870	8	1951	4	7383	3	0	5906 NE 60TH ST
5	560600	0165	5/13/2010	765000	749000	1880	8	1991	3	5700	4	0	5075 HAROLD PL NE
5	397790	0141	11/5/2010	650000	640000	1910	8	1946	3	13095	0	0	5120 NE 54TH ST
5	947120	0015	8/4/2009	900000	872000	1980	8	1946	3	10400	0	0	5752 60TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	560600	0350	4/28/2010	750000	734000	2080	8	1927	3	8523	3	0	5070 HAROLD PL NE
5	397790	0280	6/28/2010	755000	740000	2410	8	1947	4	7800	2	0	5212 IVANHOE PL NE
5	102504	9252	4/29/2011	389000	389000	1150	9	2006	3	1665	0	0	5817 B 55TH AVE NE
5	102504	9255	6/16/2010	400000	392000	1150	9	2006	3	1653	0	0	5805 A 55TH AVE NE
5	102504	9251	12/19/2011	427000	427000	1330	9	2006	3	1981	0	0	5817 A 55TH AVE NE
5	277410	0102	10/13/2009	419500	408000	1330	9	2007	3	1529	0	0	6013 NE 64TH ST
5	947120	0825	5/10/2010	925000	905000	1500	9	1952	4	9600	3	0	5766 65TH AVE NE
5	277410	0100	8/12/2009	495000	480000	1720	9	2007	3	1493	0	0	6011 A NE 64TH ST
5	947120	1130	12/1/2010	1097999	1083000	1820	9	1950	4	9600	2	0	5725 60TH AVE NE
5	112504	9188	6/30/2009	910000	881000	2000	9	1976	4	11000	0	0	6633 NE WINDERMERE RD
5	321320	0260	2/7/2011	817500	818000	2020	9	2001	3	6237	2	0	5726 NE 60TH ST
5	568450	0010	1/25/2011	752500	753000	2060	9	2001	3	4611	2	0	6010 NE 61ST ST
5	947120	0870	5/26/2011	896000	896000	2170	9	1946	4	12000	0	0	6548 NE WINDERMERE RD
5	240950	0370	3/6/2009	750000	723000	2190	9	1998	3	6099	3	0	6317 NE 61ST ST
5	947120	1080	1/27/2009	1100000	1059000	2200	9	1952	5	9750	2	0	5554 NE 55TH ST
5	321320	0305	6/22/2010	1060000	1039000	2460	9	1975	5	4360	5	0	6001 60TH AVE NE
5	102504	9190	4/13/2009	625000	603000	2690	9	2006	3	3804	0	0	5821 55TH AVE NE
5	560600	0344	4/16/2009	1080000	1043000	3050	9	2005	3	5005	4	0	5062 HAROLD PL NE
5	112504	9179	7/2/2010	950000	932000	3100	9	1969	3	11700	0	0	6653 NE WINDERMERE RD
5	947120	0530	4/5/2010	1050000	1027000	1490	10	1951	3	13870	0	0	5524 NE WINDERMERE RD
5	947120	1025	3/17/2009	885000	854000	1610	10	1949	3	11875	0	0	5737 CONISTON RD NE
5	112504	9116	10/26/2009	2500000	2430000	1670	10	1976	4	11353	10	6	6669 NE WINDERMERE RD
5	947220	0070	6/23/2011	1675000	1675000	1710	10	2002	3	18136	0	0	5163 KENILWORTH PL NE
5	947120	0640	10/22/2009	1200000	1166000	2050	10	1937	3	12300	0	0	5606 NE AMBLESIDE RD
5	947120	0110	12/15/2010	1315400	1298000	2250	10	2003	3	10800	0	0	5740 61ST AVE NE
5	112504	9010	11/24/2009	870000	847000	2330	10	1956	3	15283	0	0	5624 55TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	947120	0445	12/15/2011	2200000	2200000	2360	10	1949	3	40000	1	0	6049 NE KESWICK DR
5	947120	0327	7/21/2010	1325000	1300000	2620	10	1959	3	13500	9	0	6036 NE KELDEN PL
5	112504	9026	8/8/2011	2025000	2025000	2760	10	2005	3	12399	9	0	6673 B NE WINDERMERE RD
5	112504	9173	12/1/2009	1750000	1703000	2880	10	1938	5	16089	5	0	6523 NE WINDERMERE RD
5	947120	0585	6/3/2011	1200000	1200000	3140	10	1947	3	15359	3	0	5507 NE WINDERMERE RD
5	947120	0510	12/20/2010	1800000	1776000	3240	10	1947	4	15400	0	0	5656 NE KESWICK DR
5	947120	0205	6/26/2009	1115000	1079000	3340	10	1953	3	14000	8	0	5711 64TH AVE NE
5	947120	1055	2/16/2011	1800000	1800000	4230	10	2006	3	13410	0	0	5404 NE WINDERMERE RD
5	112504	9165	8/24/2009	2075000	2013000	3120	11	1967	4	13884	10	6	6669 H NE WINDERMERE RD
5	947120	0281	10/2/2009	1485000	1442000	3160	11	1959	3	15400	1	0	5713 65TH AVE NE
5	947220	0006	8/25/2009	2600000	2522000	3250	11	1954	5	17000	0	0	5427 NE PENRITH RD
5	947120	0275	2/11/2010	1600000	1561000	4050	11	1950	3	16630	3	0	6426 NE WINDERMERE RD
5	112504	9073	7/30/2009	2140000	2074000	4820	11	1994	3	25098	0	0	5528 55TH AVE NE
5	947120	0415	4/15/2010	2483000	2428000	4940	11	2007	3	12276	3	0	6005 NE KELDEN PL
5	112504	9086	2/15/2011	1910000	1910000	4190	12	1988	3	42785	0	0	5508 NE 55TH ST
5	947120	0980	7/27/2009	3510000	3401000	5600	12	2007	3	16200	0	0	5227 55TH AVE NE
5	947120	0745	7/21/2011	7999999	8000000	4010	13	1929	3	74290	12	6	6301 NE WINDERMERE RD
5	947120	0770	1/15/2009	7800000	7506000	6780	13	1930	3	58063	12	6	6007 NE WINDERMERE RD
9	422190	0095	9/1/2009	390000	378000	800	7	1943	3	4600	0	0	5142 46TH AVE NE
9	422190	0130	3/24/2010	525000	513000	800	7	1943	4	5000	0	0	5106 46TH AVE NE
9	421740	0623	10/22/2009	605000	588000	980	7	1946	3	5280	0	0	4173 42ND AVE NE
9	422190	0180	4/2/2010	380000	371000	1000	7	1943	4	4600	0	0	5143 47TH AVE NE
9	536420	0280	4/25/2011	650000	650000	1010	7	1941	5	4900	0	0	4751 47TH AVE NE
9	761370	0145	12/4/2009	752000	732000	1050	7	1940	4	5000	0	0	4820 NE 44TH ST
9	421740	0520	8/21/2009	500000	485000	1070	7	1953	3	4800	0	0	4138 42ND AVE NE
9	536420	0584	6/23/2009	485000	469000	1100	7	1947	3	5000	0	0	4737 49TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(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	536420	0455	7/8/2011	445000	445000	1160	7	1939	3	7350	0	0	4738 47TH AVE NE
9	536420	0164	11/16/2009	549000	534000	1190	7	1950	3	4900	0	0	4753 46TH AVE NE
9	761370	0155	12/23/2011	740000	740000	1200	7	1940	5	4500	0	0	4814 NE 44TH ST
9	601250	0160	10/20/2009	539000	524000	1270	7	1947	4	5280	0	0	4507 NE 54TH ST
9	601250	0170	8/30/2011	635000	635000	1340	7	1947	4	5400	0	0	5147 46TH AVE NE
9	422190	0110	6/9/2011	602500	603000	1370	7	1943	5	5000	0	0	5126 46TH AVE NE
9	422190	0040	3/29/2011	510000	510000	1480	7	1965	3	5000	2	0	5106 45TH AVE NE
9	102504	9157	7/18/2011	740000	740000	1500	7	1949	5	6850	0	0	5040 47TH AVE NE
9	422190	0285	9/18/2009	480000	466000	1510	7	1943	3	5796	0	0	5132 48TH AVE NE
9	421740	0805	3/4/2010	625000	610000	1620	7	1924	3	4800	0	0	3817 42ND AVE NE
9	102504	9168	9/1/2011	535000	535000	1860	7	1948	5	6714	0	0	5002 48TH AVE NE
9	536420	0505	5/6/2011	761000	761000	1940	7	2000	3	7350	0	0	4737 48TH AVE NE
9	536420	0505	12/8/2009	712050	761000	1940	7	2000	3	7350	0	0	4737 48TH AVE NE
9	758270	0085	10/24/2011	560000	560000	2520	7	1939	3	6120	2	0	4757 45TH AVE NE
9	421740	0640	7/20/2011	999999	1000000	2820	7	2011	3	7200	0	0	4163 42ND AVE NE
9	863110	0015	2/23/2011	725000	725000	1040	8	1940	4	5100	0	0	5028 46TH AVE NE
9	863110	0065	5/27/2009	528300	511000	1040	8	1940	3	5000	0	0	5017 47TH AVE NE
9	421740	0945	12/16/2009	545000	531000	1080	8	1940	3	4800	0	0	3808 42ND AVE NE
9	536420	0514	5/4/2010	749500	734000	1080	8	1947	4	7350	0	0	4717 48TH AVE NE
9	421840	0450	4/22/2010	717000	701000	1090	8	1938	3	4000	5	0	4537 52ND AVE NE
9	421740	0585	10/20/2009	635000	617000	1120	8	1949	4	4800	0	0	4188 42ND AVE NE
9	421840	0150	5/18/2009	804000	777000	1260	8	1951	3	4769	4	0	4565 E LAUREL DR NE
9	102504	9227	2/15/2011	500000	500000	1320	8	1968	4	6400	0	0	5009 46TH AVE NE
9	421940	1195	7/26/2010	650000	638000	1330	8	1940	4	5279	0	0	4905 NE 40TH ST
9	421740	0990	7/22/2010	605000	594000	1340	8	1950	3	4800	0	0	3844 42ND AVE NE
9	072300	0320	11/10/2009	550000	535000	1370	8	1940	3	5000	0	0	4012 41ST AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(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	536420	0630	2/12/2010	649500	634000	1370	8	1941	4	5179	0	0	4812 NE 45TH ST
9	758270	0090	2/2/2011	550000	550000	1450	8	1954	3	6120	2	0	4747 45TH AVE NE
9	421740	0965	11/24/2010	535000	527000	1460	8	1926	3	4800	0	0	3822 42ND AVE NE
9	601250	0095	4/21/2009	707000	683000	1470	8	1949	3	10134	4	0	5156 48TH AVE NE
9	072300	0150	5/7/2010	635000	622000	1480	8	1940	4	5000	0	0	4008 NE 40TH ST
9	761370	0246	4/26/2010	880000	861000	1500	8	1939	4	6120	0	0	4317 50TH AVE NE
9	982270	0425	10/13/2009	550000	534000	1540	8	1946	3	5000	0	0	3717 NE 42ND ST
9	758270	0145	9/23/2009	742000	720000	1560	8	1928	4	7140	0	0	4715 45TH AVE NE
9	661300	1355	5/25/2010	705000	690000	1570	8	1926	3	4400	0	0	4002 50TH AVE NE
9	421740	0370	9/24/2009	800000	777000	1600	8	1953	3	7200	0	0	4411 43RD AVE NE
9	421940	0085	2/10/2011	873500	874000	1620	8	1931	4	5076	1	0	3831 46TH AVE NE
9	421740	1790	1/19/2011	790000	790000	1650	8	1938	3	6760	5	0	3415 45TH AVE NE
9	421940	0115	11/4/2009	759000	738000	1670	8	1940	4	4066	1	0	3818 45TH AVE NE
9	421740	0065	4/5/2011	750000	750000	1710	8	1929	5	4000	0	0	4320 NE 44TH ST
9	421740	0310	3/31/2011	730000	730000	1720	8	1936	3	6000	0	0	4116 43RD AVE NE
9	421840	0165	10/7/2010	810000	797000	1720	8	1937	3	4008	8	0	4545 E LAUREL DR NE
9	536420	0432	9/13/2011	670000	670000	1750	8	1939	4	4938	0	0	4716 NE 47TH ST
9	102504	9154	11/21/2011	818000	818000	1760	8	1947	5	6000	0	0	5019 46TH AVE NE
9	761370	1025	5/2/2011	770000	770000	1810	8	1937	3	4400	0	0	4014 48TH AVE NE
9	421840	0695	1/4/2011	671000	671000	1830	8	1940	3	6000	0	0	4501 51ST AVE NE
9	661300	0075	9/23/2010	686000	675000	1840	8	1939	3	5000	0	0	4214 50TH AVE NE
9	421940	0235	6/9/2011	930000	930000	1890	8	1926	4	7340	1	0	3507 46TH AVE NE
9	536420	0255	10/27/2009	821000	798000	1910	8	1955	5	7250	0	0	4750 46TH AVE NE
9	072300	0395	1/27/2009	700000	674000	1950	8	1952	3	5342	0	0	4100 SURBER DR NE
9	536420	0140	5/27/2009	845800	818000	1970	8	1928	4	7500	0	0	4736 45TH AVE NE
9	536420	0615	9/3/2010	845000	831000	1988	8	1941	5	4680	0	0	4808 NE 45TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 10
(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	536420	0615	6/10/2009	745000	831000	1988	8	1941	5	4680	0	0	4808 NE 45TH ST
9	536420	0545	7/22/2010	725000	712000	2140	8	2002	3	5200	0	0	4732 48TH AVE NE
9	661300	0730	8/4/2011	915013	915000	2190	8	1969	3	4900	1	0	4303 55TH AVE NE
9	421740	0675	9/9/2009	749000	727000	2200	8	1928	4	4800	0	0	4139 42ND AVE NE
9	536420	0040	3/21/2011	820000	820000	2310	8	1941	4	5000	0	0	4546 45TH AVE NE
9	982270	0450	11/16/2009	985000	958000	2350	8	1995	3	5000	0	0	4114 36TH AVE NE
9	421740	0860	2/1/2010	1060000	1034000	2410	8	1926	4	6000	3	0	3875 43RD AVE NE
9	039450	0005	1/18/2011	615000	615000	2480	8	1961	3	7245	0	0	5063 44TH AVE NE
9	421740	1155	8/19/2009	900000	873000	2700	8	1936	4	6000	3	0	3808 43RD AVE NE
9	761370	0261	12/29/2010	659000	650000	1370	9	1962	3	3760	0	0	4303 50TH AVE NE
9	761370	0265	1/28/2009	650000	626000	1430	9	1930	3	4000	0	0	4852 NE 43RD ST
9	421740	1125	10/5/2011	640000	640000	1590	9	1928	3	4000	0	0	3823 44TH AVE NE
9	421940	0270	4/29/2010	1190000	1164000	1650	9	1928	5	6000	5	0	3537 46TH AVE NE
9	421940	0425	4/27/2010	976000	955000	1720	9	1927	4	5568	4	0	3836 46TH AVE NE
9	421740	0340	7/27/2010	769000	755000	1830	9	1931	4	4000	0	0	4322 NE 41ST ST
9	536420	0695	4/9/2010	895000	875000	1840	9	2004	3	5000	0	0	4517 49TH AVE NE
9	661300	0715	6/26/2009	1169000	1131000	1840	9	1938	4	4905	1	0	4209 55TH AVE NE
9	421940	0415	6/23/2010	950000	931000	1860	9	1930	3	4536	5	0	3846 46TH AVE NE
9	421740	0450	3/31/2010	975000	953000	1940	9	1927	5	6000	4	0	4123 43RD AVE NE
9	661300	1286	2/16/2010	1189000	1160000	1960	9	1926	4	7350	0	0	5111 NE 42ND ST
9	421740	1145	11/25/2011	860000	860000	2020	9	1945	4	5800	0	0	4316 NE 38TH ST
9	421740	1130	9/9/2010	900000	885000	2040	9	2002	3	4000	0	0	3819 44TH AVE NE
9	072300	0210	9/15/2010	875000	860000	2050	9	1928	4	5000	3	0	3912 NE 38TH ST
9	421740	1515	7/1/2009	1287000	1246000	2050	9	1926	5	6360	1	0	3634 42ND AVE NE
9	661300	0015	12/2/2011	1075000	1075000	2070	9	1925	4	4649	0	0	5024 NE 41ST ST
9	421840	0360	1/30/2009	1092000	1051000	2110	9	1939	3	7542	8	0	4518 52ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(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	536420	0085	12/5/2011	897000	897000	2140	9	2004	3	5000	0	0	4531 46TH AVE NE
9	421940	0955	7/21/2010	1195000	1173000	2200	9	1925	4	5200	3	0	3828 48TH AVE NE
9	421740	2245	9/11/2010	1453000	1429000	2210	9	1946	4	8700	2	0	3150 W LAURELHURST DR NE
9	421740	0260	4/22/2009	885000	855000	2230	9	1928	5	4000	0	0	4330 NE 42ND ST
9	421940	0830	4/14/2011	1340000	1340000	2280	9	1920	5	6500	4	0	3711 47TH PL NE
9	421940	0525	8/18/2010	1200000	1179000	2310	9	1927	4	5000	7	0	3907 47TH AVE NE
9	039450	0149	6/16/2009	607500	588000	2340	9	1966	3	7200	2	0	5040 44TH AVE NE
9	536420	0650	6/29/2009	1100000	1065000	2340	9	2008	3	5300	0	0	4542 48TH AVE NE
9	661300	0360	2/22/2011	1040000	1040000	2350	9	1930	4	5000	0	0	4220 51ST AVE NE
9	661300	0300	4/24/2009	1005000	971000	2380	9	1939	3	7500	1	0	4407 52ND AVE NE
9	661300	0445	5/26/2009	1491000	1442000	2390	9	1949	4	12872	10	0	4400 52ND AVE NE
9	982270	0140	7/28/2009	700000	678000	2410	9	1976	3	5000	0	0	4312 37TH AVE NE
9	421740	1530	3/31/2011	1094000	1094000	2430	9	1977	4	6360	1	0	3614 42ND AVE NE
9	761370	0170	9/15/2009	885000	859000	2430	9	1941	3	8000	0	0	4400 48TH AVE NE
9	421940	0990	5/12/2010	1675000	1640000	2450	9	2001	3	5880	12	0	3808 48TH AVE NE
9	982270	0365	10/14/2011	935000	935000	2460	9	1964	5	5000	0	0	4212 37TH AVE NE
9	421940	1205	1/12/2010	983500	959000	2480	9	1925	3	5000	1	0	4900 NE 39TH ST
9	421740	1260	4/14/2011	990000	990000	2500	9	1981	3	6000	3	0	3883 45TH AVE NE
9	536420	0365	2/14/2011	940000	940000	2540	9	2006	3	5510	0	0	4536 47TH AVE NE
9	661300	0575	10/19/2009	1000000	972000	2560	9	1969	3	5580	7	0	4403 54TH AVE NE
9	421940	0785	8/1/2011	1650000	1650000	2590	9	1936	5	7200	0	0	3817 48TH AVE NE
9	661300	0620	2/12/2009	1150000	1108000	2600	9	1937	3	7575	14	0	4350 53RD AVE NE
9	072300	0410	8/6/2009	1100000	1066000	2610	9	2002	3	6600	0	0	4007 NE 38TH ST
9	982270	0240	11/3/2009	925000	899000	2650	9	1990	3	5000	0	0	3600 NE 43RD ST
9	102504	9164	4/26/2011	950000	950000	2680	9	2005	3	5588	0	0	5014 48TH AVE NE
9	536420	0680	4/2/2010	1200000	1173000	2690	9	2005	3	5000	2	0	4537 49TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 10
(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	421940	0660	4/22/2011	845000	845000	2750	9	1983	3	7000	0	0	3912 48TH AVE NE
9	421940	0660	8/31/2009	975000	845000	2750	9	1983	3	7000	0	0	3912 48TH AVE NE
9	421740	1415	7/19/2011	1342000	1342000	2800	9	1926	5	8425	4	0	3519 W LAURELHURST DR NE
9	421740	1415	6/18/2010	1290000	1342000	2800	9	1926	5	8425	4	0	3519 W LAURELHURST DR NE
9	421940	0255	10/8/2009	1850000	1797000	2830	9	2005	3	6000	6	0	3521 46TH AVE NE
9	421940	0825	10/28/2009	1550000	1507000	2830	9	1927	4	10883	0	0	3715 47TH PL NE
9	421740	1631	12/7/2011	1270000	1270000	2880	9	1924	4	9800	4	0	4229 NE 33RD ST
9	982270	0265	4/18/2011	855000	855000	2960	9	1948	4	5000	0	0	3516 NE 43RD ST
9	421940	0670	1/22/2009	1295000	1247000	3260	9	1924	3	6200	0	0	4802 NE 39TH ST
9	039450	0148	11/18/2010	700000	690000	3630	9	1967	3	7530	2	0	5048 44TH AVE NE
9	761370	0630	10/29/2010	830000	817000	1350	10	1962	4	4700	1	0	4811 NE 42ND ST
9	661300	1340	10/18/2011	1450000	1450000	2040	10	1954	5	6032	9	0	5323 NE 42ND ST
9	761370	0275	11/10/2009	1240000	1206000	2350	10	2009	3	4000	0	0	4844 NE 43RD ST
9	421740	1665	2/4/2011	3400000	3400000	2380	10	1940	3	26406	4	6	4203 NE 33RD ST
9	112504	9031	3/25/2010	2172500	2123000	2560	10	1929	3	17190	7	6	4556 55TH AVE NE
9	758270	0110	6/22/2009	1100000	1065000	2600	10	2008	3	4080	2	0	4737 45TH AVE NE
9	982270	0437	5/8/2009	1040000	1005000	2660	10	2004	3	5000	0	0	3710 NE 41ST ST
9	072300	0275	7/26/2011	1200000	1200000	2690	10	1995	3	4500	0	0	3811 41ST AVE NE
9	536420	0481	5/23/2011	1000000	1000000	2800	10	2006	3	4958	0	0	4717 NE 50TH ST
9	421940	0860	1/25/2011	1875000	1875000	2810	10	1938	5	10978	8	0	3707 47TH PL NE
9	421740	2175	6/7/2010	1320000	1293000	2850	10	1988	3	6000	3	0	3141 E LAURELHURST DR NE
9	421940	0135	2/9/2010	1290000	1259000	2880	10	2004	3	3880	0	0	4516 NE 38TH ST
9	072300	0135	7/9/2009	1190000	1152000	3300	10	1929	4	6668	0	0	3914 NE BELVOIR PL
9	421490	0179	6/23/2009	3300000	3194000	3300	10	2004	3	8636	14	6	5117 NE LAURELCREST LN
9	421940	1276	3/5/2010	2250000	2197000	3290	11	1991	3	10373	14	0	3652 50TH AVE NE
9	920700	0069	10/8/2010	5400000	5314000	5380	11	1965	3	15894	12	6	3006 WEBSTER POINT RD NE

Improved Sales Removed in this Physical Inspection Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	102504	9190	4/13/2009	625000	RELOCATION - SALE TO SERVICE
5	102504	9247	1/29/2010	505800	RELATED PARTY, FRIEND, OR NEIGHBOR
5	112504	9196	2/23/2010	3320000	NO MARKET EXPOSURE
5	226300	0090	11/16/2010	630000	DATA CHANGE
5	298580	0115	2/17/2009	690000	NON-REPRESENTATIVE SALE; SHORT SALE
5	298580	0145	10/14/2011	380000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	321320	0110	6/5/2009	510000	DATA CHANGE
5	321320	0150	6/22/2011	610000	SEGREGATION AND/OR MERGER; SECURING OF DEBT;
5	321320	0314	2/26/2010	852500	DATA CHANGE
5	397790	0094	9/15/2009	456000	TEAR DOWN;
5	560600	0058	4/27/2011	620000	DATA CHANGE
5	560600	0185	11/16/2011	450000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	560600	0430	10/27/2010	698000	DATA CHANGE
5	947120	0240	3/19/2010	1500000	DATA CHANGE
5	947120	0375	4/21/2011	2400000	DATA CHANGE
5	947120	0775	9/15/2009	5400000	TEAR DOWN;
5	947120	0790	10/21/2009	4115750	IMP COUNT
5	947120	0805	7/26/2010	7650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	947120	0880	8/27/2009	870000	DATA CHANGE
5	947120	1020	9/29/2011	765000	OBSOLESCENCE
5	947120	1175	6/29/2011	970000	DATA CHANGE
9	072300	0350	5/13/2009	778000	DATA CHANGE
9	072300	0442	4/25/2011	920000	NO MARKET EXPOSURE
9	072300	0535	6/17/2009	1950000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	411460	0195	7/8/2011	2850000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	421490	0120	8/28/2009	955000	IMP COUNT;NO MARKET EXPOSURE
9	421490	0184	10/18/2010	3850000	TEAR DOWN;
9	421740	0435	8/25/2010	936000	DATA CHANGE
9	421740	0680	6/30/2010	780000	DATA CHANGE
9	421740	0855	5/10/2010	550000	UNFINISHED AREA;NO MARKET EXPOSURE
9	421740	0875	12/1/2009	830000	NO MARKET EXPOSURE
9	421740	0935	12/22/2010	534000	NO MARKET EXPOSURE
9	421740	0975	4/7/2010	553500	TEAR DOWN;
9	421740	1325	6/17/2010	598000	TEAR DOWN;
9	421740	1680	7/22/2009	296157	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421740	1765	10/19/2009	868500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	421740	1770	6/10/2011	569330	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
9	421740	2245	8/11/2010	1453000	RELOCATION - SALE TO SERVICE
9	421840	0065	1/11/2010	947500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	421940	0735	11/4/2010	932000	DATA CHANGE
9	421940	0790	10/18/2010	870000	OBSOLESCENCE
9	421940	1100	2/10/2009	1433000	NO MARKET EXPOSURE
9	421940	1170	4/13/2010	865000	DATA CHANGE
9	536420	0477	7/15/2009	480000	DATA CHANGE
9	536420	0505	10/29/2009	785000	NO MARKET EXPOSURE
9	536420	0519	12/19/2011	1023000	DATA CHANGE
9	536420	0519	5/16/2011	530000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	536420	0699	8/29/2011	495000	DATA CHANGE
9	661300	0245	5/13/2009	870000	NO MARKET EXPOSURE
9	661300	0505	2/28/2011	225000	TEAR DOWN;
9	661300	0845	7/1/2009	1400000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	661300	0885	5/11/2010	2500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	661300	0915	6/4/2010	2500000	IMP COUNT
9	661300	1130	3/22/2010	2425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	661300	1150	1/21/2011	1998750	IMP COUNT
9	661300	1160	10/7/2010	656088	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	661300	1340	6/19/2009	1100000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	758270	0090	8/31/2009	535000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	758270	0105	5/5/2010	930000	FORCED SALE; STATEMENT TO DOR;
9	758270	0115	10/1/2009	825000	FORCED SALE
9	758270	0120	9/24/2009	890000	FORCED SALE
9	758270	0160	11/18/2011	505000	NO MARKET EXPOSURE
9	761370	0060	2/9/2010	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	761370	0140	1/22/2009	720000	TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
9	761370	1080	8/19/2009	630000	NO MARKET EXPOSURE
9	920700	0010	12/2/2010	2985000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	920700	0030	4/23/2010	1987500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	982270	0190	1/15/2009	247000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	982270	0505	8/26/2010	807000	NO MARKET EXPOSURE

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 90.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of +6.0%. This increase is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.